RENTAL MARKET REPORT

Ontario Highlights*

Canada Mortgage and Housing Corporation

Release Date: Fall 2008

Figure 1

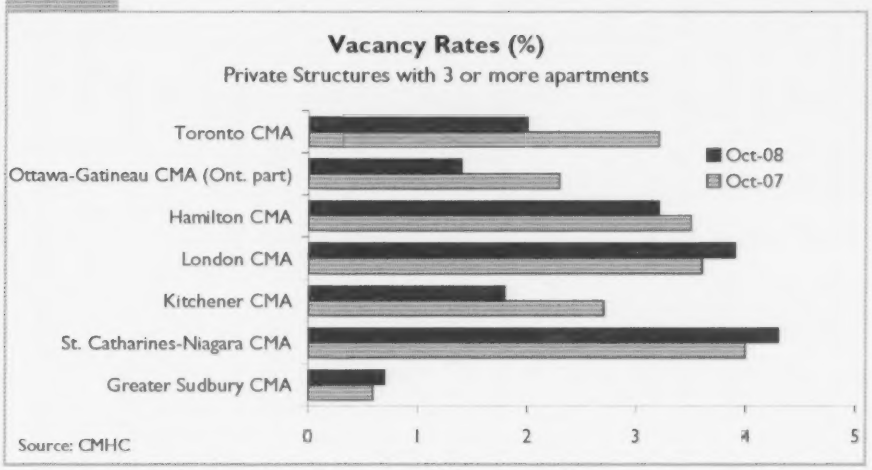
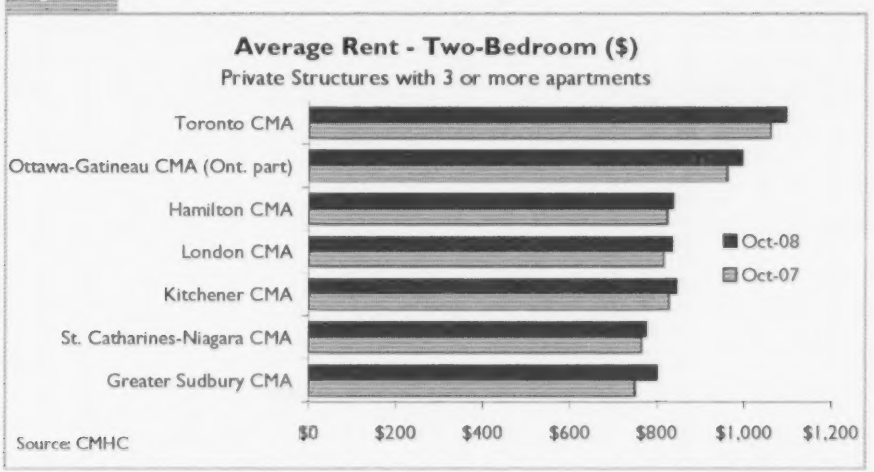


Figure 2



*Only centres with a population of 10,000 + are included in the survey. Detailed reports are available for CMAs.

Highlights

- Ontario vacancy rates moderate to 2.7 per cent in October 2008, down from 3.3 per cent in 2007.
- Vacancy rates decline for all bedroom types particularly 2-bed and 3-bed units.
- Rental demand increased and vacancy rates moved lower, particularly in more expensive ownership markets.
- Centres tied to business prospects in the US saw local economies and rental demand slow given moderating US economic growth.
- Fixed sample 2-bed apartment rents increased above provincial rent review guideline amount but failed to match increases in the cost of living index.
- Notable factors adding to rental demand include: the rising cost gap between owning and renting, greater economic uncertainty, fewer purpose built rental completions and rising immigration.
- Notable factors weighing on rental demand include: competitive pressures from the condominium apartment segment and slowing job prospects for youth.

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Ontario Vacancy Rate Edges Lower

For a fourth consecutive year, Ontario rental apartment vacancy rates edged lower, moving to a level not seen since 2002. Ontario vacancy rates dropped to 2.7 per cent this year, down from 3.3 per cent in the fall of 2007. While vacancy rates dropped across all bedroom types, the drop was more pronounced for two and three bedroom apartment units. Despite recent declines in Ontario vacancy rates, provincial vacancy rates still remain above averages posted in the past couple of decades.

Movements in vacancy rates varied across the province. More expensive ownership markets such as Toronto, Ottawa and Hamilton saw a pick-up in rental demand and vacancy rates moved lower. Northern Ontario vacancy rates also tightened with Thunder Bay vacancies dropping while Sudbury vacancy rates remained at historically low levels. While more metropolitan centres registered vacancy rates at or below last year's levels, there were some notable exceptions. A moderating US consumer sector continued to weigh on Windsor, Oshawa and St. Catharines-Niagara economies dampening the demand for rental accommodation. Consequently, vacancy rates moved higher and above provincial averages in these centres.

Above average Ontario vacancy rates kept the growth in 2-bedroom apartment fixed sample rents below October's increase in the cost of living index (all items CPI). Fixed sample apartment rents for 2-bedroom units rose by 2 per cent in October 2008, lower than the 2.6 per cent increase in the inflation rate. Nevertheless, fixed sample apartment rents increased by more than the provincial rent review guideline amount for 2008.

While general economic conditions highlighted above influence rental markets, the balance between rental demand and supply determines the level of vacancy rates. A number of factors have increased rental demand and put downward pressure on provincial vacancy rates. Firstly, according *to CMHC's Home Purchase and Renovation Survey*, fewer renter households have been in the market planning a home purchase in recent years and this story was supported by lower ownership sales through 2008. Instead, more renter households opted to remain in rental accommodation.

A second factor helping boost rental demand is Ontario's immigration story. While Ontario's share of immigration into Canada has slowed in recent years, immigration into Ontario has risen since the fall of 2007. Immigrants typically lack the savings and work experience to qualify for homeownership. Approximately 75 per cent of immigrants opt for rental accommodation upon first arriving into Canada

On the supply side, fewer purpose-built rental apartments reached the completion stage in 2008. This helped sustain demand for existing purpose-built rental accommodation and limited any competitive headwinds for the existing rental stock.

While vacancy rates moved lower, other factors weighed on conventional apartment rental demand. A notable factor was an increase in condominium ownership and rental completions. On the ownership front, more apartments reached the completion stage since last fall. First time buyers find condominium apartment dwellings as an affordable entry point into the ownership market. With more renter households taking occupancy of their new apartments, some vacated their existing rental units – putting upward pressure on vacancies. Meanwhile, some condominiums that reached the completion stage were bought by investors. Condominiums represent a source of rental accommodation for prospective renter households. Condominiums, have in recent years, been a competing form of rental accommodation as evidenced by lower and declining rental vacancy rates.

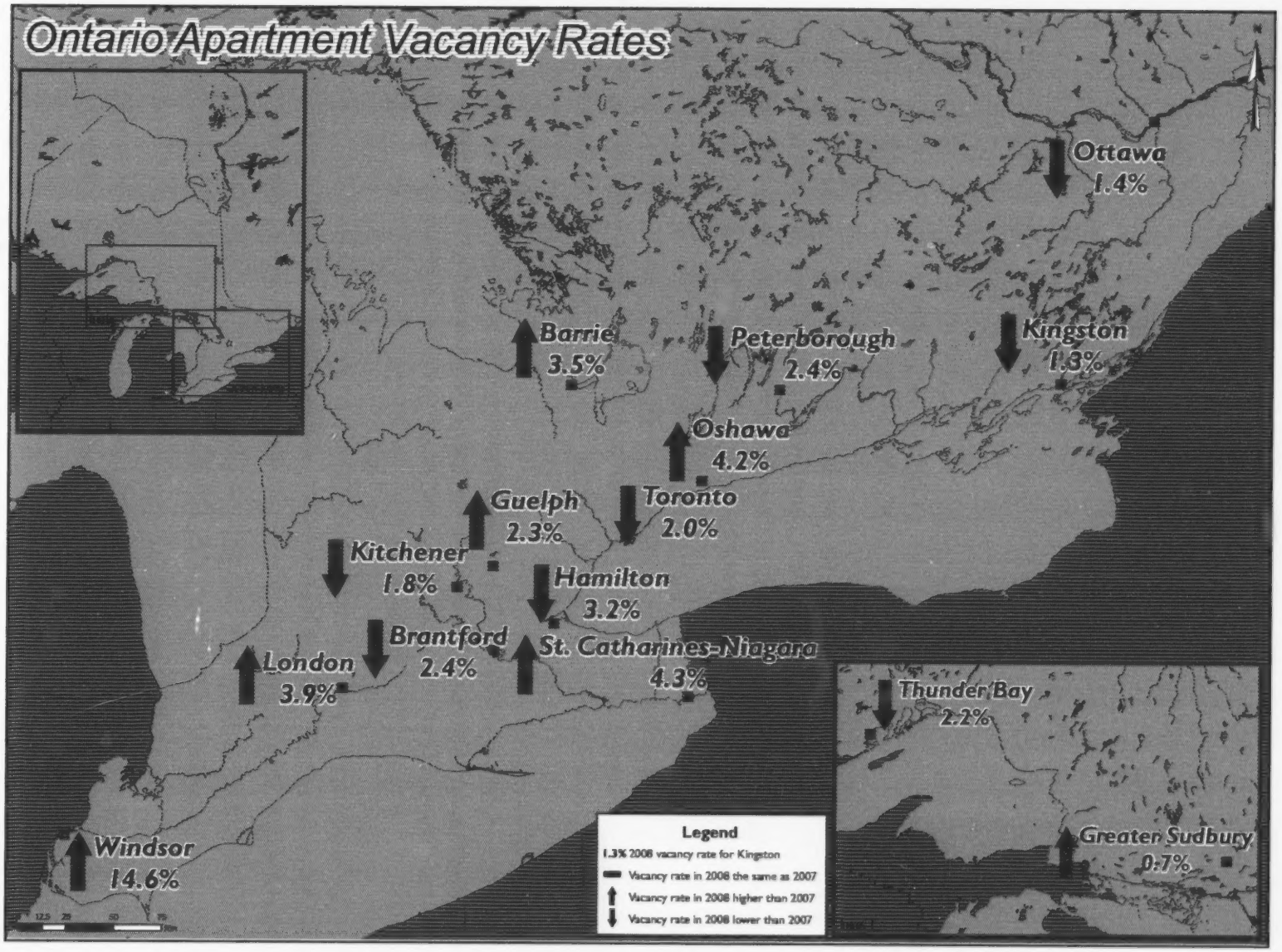
A second factor weighing on rental demand was softer labour market experiences of core renter households. After a string of years of solid employment gains among 15-24 year aged Ontario households, employment stalled for this group in the past 12 months. Some younger households typically leave the parental home and opt for rental accommodation when jobs are plentiful.

Consequently, a decline in job growth among youth across the province combined with increasing competition from the condominium sector was not enough to offset rising rental demand arising from a rising cost gap between owning and renting and higher immigration

CMHC's October Rental Market Survey, which covers private row and apartment structures with three or more units, is being expanded to include information on the secondary rental market. More specifically, CMHC will now provide information on apartment condominiums offered for rent in the following centres: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal and Québec. The additional information should help to provide a more complete overview of the rental markets in those centres. Also, for the Vancouver, Toronto and Montréal CMAs, the following types of units are now surveyed:

- rented single-detached houses;
- rented double (semi-detached) houses;
- rented freehold row/town houses;
- rented duplex apartments;
- rented accessory apartments;
- rented apartments which are part of a commercial or other type of structure containing one or two dwelling units.

The methodology section at the end of this report provides more detailed information on the Secondary Rental Market Survey.


Ontario Apartment Vacancy Rates
Ottawa
1.4%
Barrie
3.5%
Peterborough
2.4%
Kingston
1.3%
Oshawa
4.2%
Guelph
2.3%
Toronto
2.0%
Kitchener
1.8%
Hamilton
3.2%
Brantford
2.4%
St. Catharines-Niagara
4.3%
London
3.9%
Windsor
14.6%
Thunder Bay
2.2%
Greater Sudbury
0.7%
Legend
1.3% 2008 vacancy rate for Kingston
Vacancy rate in 2008 the same as 2007
Vacancy rate in 2008 higher than 2007
Vacancy rate in 2008 lower than 2007

TABLES INCLUDED IN THE ONTARIO PROVINCIAL HIGHLIGHT REPORT

Ontario CMAs	Page
Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	7
Average Rents ($)	8
Number of Units - Vacant and Universe	9
Availability Rates (%)	10
Estimate of Percentage Change (%) of Average Rent	11
Row Data by Centre and Bedroom Type	
Vacancy Rates (%)	12
Average Rents ($)	13
Number of Units - Vacant and Universe	14
Availability Rates (%)	15
Estimate of Percentage Change (%) of Average Rent	16
Ontario - Eastern Ontario Centres	
Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	17
Average Rents ($)	18
Number of Units - Vacant and Universe	19
Availability Rates (%)	20
Estimate of Percentage Change (%) of Average Rent	21
Row Data by Centre and Bedroom Type	
Vacancy Rates (%)	22
Average Rents ($)	23
Number of Units - Vacant and Universe	24
Availability Rates (%)	25
Estimate of Percentage Change (%) of Average Rent	26
Ontario – Greater Golden Horseshoe Centres	
Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	27
Average Rents ($)	28
Number of Units - Vacant and Universe	29
Availability Rates (%)	30
Estimate of Percentage Change (%) of Average Rent	31
Row Data by Centre and Bedroom Type	
Vacancy Rates (%)	32
Average Rents ($)	33
Number of Units - Vacant and Universe	34
Availability Rates (%)	35
Estimate of Percentage Change (%) of Average Rent	36
Ontario - Northern Ontario Centres	
Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	37
Average Rents ($)	38
Number of Units - Vacant and Universe	39
Availability Rates (%)	40
Estimate of Percentage Change (%) of Average Rent	41
Row Data by Centre and Bedroom Type	
Vacancy Rates (%)	42
Average Rents ($)	43
Number of Units - Vacant and Universe	44
Availability Rates (%)	45
Estimate of Percentage Change (%) of Average Rent	46

TABLES INCLUDED IN THE ONTARIO PROVINCIAL HIGHLIGHT REPORT (CONT'D)

Ontario - Southwestern Ontario Centres

Apartment Data by Centre and Bedroom Type
Vacancy Rates (%) 47
Average Rents ($) 48
Number of Units - Vacant and Universe 49
Availability Rates (%) 50
Estimate of Percentage Change (%) of Average Rent 51
Row Data by Centre and Bedroom Type
Vacancy Rates (%) 52
Average Rents ($) 53
Number of Units - Vacant and Universe 54
Availability Rates (%) 55
Estimate of Percentage Change (%) of Average Rent 56

Rental Condominium Apartment Data 57
Secondary Rented Unit Data 59

1.1.1_1 Private Apartment Vacancy Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Barrie CMA	17.8 d	**	3.0 a	2.4 a	2.4 b	3.9 a	0.6 b	0.6 b	3.2 b	3.5 a
Brantford CMA	1.3 a	**	2.8 a	2.4 b	2.8 b	2.4 b	4.0 d	1.6 c	2.9 b	2.4 a
Greater Sudbury CMA	1.8 c	1.6 c	0.9 a	0.9 a	0.3 a	0.4 a	0.2 b	1.9 c	0.6 a	0.7 a
Guelph CMA	2.5 c	2.4 b	1.1 a	2.1 a	2.1 a	2.3 a	5.3 d	2.7 b	1.9 a	2.3 a
Hamilton CMA	5.8 b	4.8 b	3.5 a	3.2 a	3.5 a	3.1 a	2.2 a	2.4 a	3.5 a	3.2 a
Kingston CMA	0.6 b	2.4 c	1.6 b	1.0 a	4.3 b	1.2 a	**	2.9 c	3.2 b	1.3 a
Kitchener CMA	3.5 c	2.4 b	2.2 a	1.8 a	2.9 a	1.8 a	3.4 c	2.2 a	2.7 a	1.8 a
London CMA	3.3 b	2.9 b	2.6 a	3.2 a	4.3 a	4.5 a	4.5 b	4.8 b	3.6 a	3.9 a
Oshawa CMA	1.8 c	3.6 d	4.4 b	4.1 b	3.6 b	4.0 a	2.8 b	5.7 c	3.7 a	4.2 a
Ottawa-Gatineau CMA (Ont. part)	2.2 a	1.4 a	2.2 a	1.3 a	2.3 a	1.5 a	2.8 b	1.8 a	2.3 a	1.4 a
Peterborough CMA	3.7 d	1.5 a	2.8 a	2.8 b	2.7 a	2.3 a	3.5 d	1.4 a	2.8 a	2.4 a
St. Catharines-Niagara CMA	4.7 d	4.8 c	3.9 b	4.6 b	3.9 a	4.1 a	5.0 b	4.4 b	4.0 a	4.3 a
Thunder Bay CMA	**	**	5.0 b	2.4 a	2.6 a	1.6 a	3.4 d	**	3.8 b	2.2 a
Toronto CMA	2.8 a	2.1 a	3.1 a	2.1 a	3.2 a	1.9 a	4.1 b	2.1 a	3.2 a	2.0 a
Windsor CMA	13.5 a	13.6 a	13.3 a	15.7 a	12.0 a	13.4 a	13.5 c	13.5 c	12.8 a	14.6 a
Ontario 10,000+	**3.4 a**	**2.8 a**	**3.2 a**	**2.7 a**	**3.3 a**	**2.6 a**	**3.9 a**	**2.5 a**	**3.3 a**	**2.7 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.2_1 Private Apartment Average Rents ($) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Barrie CMA	654 a	694 a	816 a	860 a	934 a	954 a	1,162 b	1,144 a	892 a	926 a
Brantford CMA	544 a	557 a	676 a	674 a	749 a	752 a	809 a	813 a	726 a	728 a
Greater Sudbury CMA	454 a	485 a	609 a	651 a	749 a	800 a	824 a	917 a	688 a	734 a
Guelph CMA	588 a	616 a	743 a	766 a	848 a	869 a	1,015 b	1,021 a	812 a	833 a
Hamilton CMA	511 a	542 a	666 a	681 a	824 a	836 a	1,005 a	986 a	750 a	763 a
Kingston CMA	556 a	558 a	701 a	743 a	856 a	880 a	1,135 c	1,327 b	803 a	839 a
Kitchener CMA	548 a	561 a	690 a	712 a	829 a	845 a	940 a	978 a	781 a	800 a
London CMA	501 a	525 a	652 a	671 a	816 a	834 a	987 a	967 a	746 a	764 a
Oshawa CMA	614 a	641 a	770 a	785 a	877 a	889 a	993 a	1,008 a	845 a	859 a
Ottawa-Gatineau CMA (Ont. part)	643 a	671 a	798 a	827 a	961 a	995 a	1,144 a	1,227 a	864 a	897 a
Peterborough CMA	568 a	578 a	709 a	717 a	822 a	850 a	1,000 a	1,043 a	785 a	803 a
St. Catharines-Niagara CMA	505 a	532 a	648 a	663 a	765 a	777 a	869 a	877 a	721 a	734 a
Thunder Bay CMA	452 a	467 a	584 a	589 a	709 a	719 a	860 a	836 a	652 a	659 a
Toronto CMA	740 a	764 a	900 a	927 a	1,061 a	1,095 a	1,252 a	1,288 a	984 a	1,014 a
Windsor CMA	495 a	503 a	641 a	645 a	773 a	772 a	878 a	883 a	687 a	691 a
Ontario 10,000+	**668 a**	**691 a**	**797 a**	**820 a**	**924 a**	**948 a**	**1,134 a**	**1,168 a**	**870 a**	**894 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.3_1 Number of Private Apartment Units Vacant and Universe in October 2008 by Bedroom Type
Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Barrie CMA	**	100	24 a	1,018	76 a	1,979	1 b	176	114 a	3,274
Brantford CMA	**	105	35 b	1,475	63 b	2,616	8 c	508	113 a	4,704
Greater Sudbury CMA	11 c	699	35 a	3,789	21 a	5,760	11 c	598	78 a	10,846
Guelph CMA	5 b	202	46 a	2,216	90 a	3,884	9 b	311	150 a	6,613
Hamilton CMA	99 b	2,066	585 a	18,204	610 a	19,781	57 a	2,340	1,351 a	42,390
Kingston CMA	17 c	717	44 a	4,243	81 a	6,681	19 c	677	161 a	12,318
Kitchener CMA	18 b	768	159 a	8,864	306 a	17,058	27 a	1,251	510 a	27,941
London CMA	31 b	1,083	510 a	15,958	966 a	21,470	72 b	1,524	1,581 a	40,035
Oshawa CMA	12 d	348	140 b	3,434	263 a	6,556	53 c	933	469 a	11,272
Ottawa-Gatineau CMA (Ont. part)	74 a	5,208	365 a	28,393	362 a	24,061	48 a	2,633	849 a	60,295
Peterborough CMA	3 a	188	61 b	2,143	68 a	3,007	5 a	379	137 a	5,717
St. Catharines-Niagara CMA	26 c	540	260 b	5,708	334 a	8,110	53 b	1,216	673 a	15,574
Thunder Bay CMA	**	262	51 a	2,074	45 a	2,816	**	137	114 a	5,288
Toronto CMA	506 a	23,742	2,692 a	127,106	2,459 a	128,634	569 a	27,158	6,225 a	306,640
Windsor CMA	146 a	1,076	1,175 a	7,505	771 a	5,740	47 c	345	2,139 a	14,666
Ontario 10,000+	**1,077 a**	**39,145**	**6,839 a**	**250,493**	**7,532 a**	**289,199**	**1,099 a**	**43,623**	**16,546 a**	**622,460**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.4_1 Private Apartment Availability Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Barrie CMA	17.8 d	**	4.4 b	4.5 b	3.0 a	6.6 a	1.8 c	3.6 d	4.1 b	6.0 a
Brantford CMA	2.2 b	**	4.9 b	3.0 b	4.2 b	2.7 b	**	2.1 c	4.6 b	2.8 a
Greater Sudbury CMA	2.9 b	3.3 c	1.6 b	1.7 b	1.0 a	1.2 a	1.0 a	2.4 c	1.3 a	1.6 a
Guelph CMA	4.1 c	5.0 b	2.8 a	4.4 a	3.5 a	4.5 a	6.8 c	3.1 b	3.4 a	4.5 a
Hamilton CMA	7.6 b	6.4 b	6.0 a	4.8 a	5.8 a	4.8 a	3.7 a	4.2 b	5.8 a	4.9 a
Kingston CMA	0.9 a	2.7 c	3.4 b	2.5 a	5.6 b	2.4 a	5.8 d	4.1 d	4.6 b	2.6 a
Kitchener CMA	5.5 b	6.0 b	4.3 a	4.1 a	5.2 a	4.2 a	5.9 b	5.2 b	4.9 a	4.3 a
London CMA	4.5 b	5.0 b	4.2 a	5.5 a	6.2 a	7.1 a	6.1 b	6.6 b	5.3 a	6.4 a
Oshawa CMA	3.0 c	6.0 c	5.7 b	5.7 a	5.6 b	5.5 a	4.9 c	7.2 c	5.5 a	5.7 a
Ottawa-Gatineau CMA (Ont. part)	3.7 a	2.8 a	3.7 a	2.9 a	3.9 a	3.0 a	4.4 b	2.9 a	3.8 a	2.9 a
Peterborough CMA	6.1 c	2.8 b	5.7 b	4.6 b	3.9 b	4.2 b	4.7 d	4.1 c	4.7 a	4.3 b
St. Catharines-Niagara CMA	8.5 c	7.3 c	5.6 a	7.0 a	5.5 a	6.6 a	6.3 b	6.7 b	5.7 a	6.8 a
Thunder Bay CMA	**	7.5 c	5.3 b	3.2 a	3.3 b	2.0 a	4.3 d	2.6 c	4.4 a	2.7 a
Toronto CMA	4.8 a	3.8 a	5.0 a	3.8 a	4.8 a	3.5 a	5.7 a	3.6 a	5.0 a	3.7 a
Windsor CMA	15.0 a	16.3 a	14.8 a	17.8 a	13.8 a	15.8 a	14.6 c	15.3 d	14.4 a	16.8 a
Ontario 10,000+	**5.2 a**	**4.5 a**	**5.1 a**	**4.4 a**	**5.0 a**	**4.3 a**	**5.5 a**	**4.1 a**	**5.1 a**	**4.3 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.5_1 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
Barrie CMA	++	**	1.1 d	4.4 d	1.3 d	4.7 d	**	**	1.3 a	4.4 d
Brantford CMA	2.9 c	**	2.5 b	3.3 c	2.0 c	2.7 b	1.8 b	++	2.1 b	2.7 b
Greater Sudbury CMA	**	4.2 d	7.5 c	6.3 b	7.7 b	5.6 b	**	5.8 c	7.3 b	6.1 b
Guelph CMA	4.2 c	1.6 c	1.5 a	1.8 a	1.6 a	1.6 a	1.2 d	0.8 a	1.6 a	1.5 a
Hamilton CMA	2.4 c	2.5 b	1.1 a	1.5 a	1.2 a	1.5 b	1.5 a	1.4 a	1.3 a	1.3 a
Kingston CMA	++	3.5 c	1.8 c	4.2 c	2.0 c	3.1 b	**	1.9 c	1.9 c	3.3 b
Kitchener CMA	++	++	1.1 a	1.5 a	1.6 b	0.9 a	1.9 b	1.3 a	0.8 a	1.3 a
London CMA	1.6 b	3.0 b	2.2 a	1.7 a	2.3 a	1.2 a	2.1 c	0.9 a	2.4 a	1.2 a
Oshawa CMA	++	2.9 c	2.2 c	1.4 a	1.4 a	1.2 a	++	0.9 d	1.2 a	1.2 a
Ottawa-Gatineau CMA (Ont. part)	1.3 a	4.3 a	2.8 a	3.6 a	2.0 a	3.7 a	1.6 c	4.0 c	2.4 a	3.6 a
Peterborough CMA	2.8 c	5.5 c	2.0 b	2.7 b	2.2 b	2.0 b	2.3 c	3.1 c	2.3 a	2.0 b
St. Catharines-Niagara CMA	4.3 d	2.0 c	2.0 a	2.2 a	1.8 a	2.1 a	2.3 c	1.9 b	1.9 a	1.8 a
Thunder Bay CMA	++	4.7 d	2.1 c	1.2 a	2.2 a	1.3 a	2.0 b	++	2.1 b	1.4 a
Toronto CMA	2.0 b	2.0 b	1.2 a	1.6 a	1.0 a	1.7 a	1.1 a	1.7 a	1.2 a	1.7 a
Windsor CMA	++	++	++	++	++	++	**	++	++	++
Ontario 10,000+	**2.1 a**	**2.5 a**	**1.7 a**	**2.0 a**	**1.6 a**	**1.9 a**	**1.5 b**	**1.8 a**	**1.7 a**	**1.9 a**

[1]The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

2.1.1_1 Private Row (Townhouse) Vacancy Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Barrie CMA	n/s	**	**	**	**	5.1 d	**	3.1 d	**	3.9 d
Brantford CMA	n/u	n/u	n/u	n/u	1.6 b	1.1 a	2.8 a	2.9 a	2.5 a	2.4 a
Greater Sudbury CMA	n/u	n/u	**	**	0.7 a	0.7 a	0.3 a	0.0 b	0.4 a	0.2 a
Guelph CMA	**	**	**	**	3.3 a	3.7 a	8.8 a	3.5 a	7.1 a	3.5 a
Hamilton CMA	**	**	**	**	3.2 d	0.5 b	4.7 b	1.3 a	4.3 b	1.1 a
Kingston CMA	n/u	**	4.9 a	**	**	0.0 d	2.1 b	0.7 a	3.6 d	0.5 a
Kitchener CMA	**	**	0.0 d	2.7 c	3.4 b	2.4 a	5.4 b	2.3 a	4.2 b	2.4 a
London CMA	n/s	**	n/s	**	5.7 b	5.9 a	4.5 a	3.3 a	4.8 a	4.1 a
Oshawa CMA	n/u	n/u	**	**	0.0 a	**	5.1 b	4.1 c	4.7 b	3.9 c
Ottawa-Gatineau CMA (Ont. part)	**	**	3.1 d	**	3.5 a	2.3 a	2.7 a	2.0 a	2.9 a	2.2 a
Peterborough CMA	**	**	0.0 d	0.0 d	0.0 c	**	3.8 d	1.7 c	2.2 c	2.8 b
St. Catharines-Niagara CMA	n/s	**	**	8.1 a	**	2.0 a	6.0 c	7.0 a	5.1 c	5.8 a
Thunder Bay CMA	n/u	n/u	**	**	0.0 a	2.7 a	8.9 b	15.4 a	8.0 b	13.8 a
Toronto CMA	n/s	**	6.5 a	**	4.2 b	2.3 b	4.8 a	2.5 a	4.7 a	2.4 a
Windsor CMA	**	**	**	**	10.5 c	12.5 c	15.8 a	10.0 a	13.7 a	11.7 a
Ontario 10,000+	**	**	**4.3 b**	**4.3 c**	**4.0 a**	**3.5 a**	**4.3 a**	**2.9 a**	**4.2 a**	**3.1 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.2 I Private Row (Townhouse) Average Rents ($) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Barrie CMA	n/s	n/s	**	**	**	995 b	976 a	1,057 a	936 b	1,031 a
Brantford CMA	n/u	n/u	n/u	n/u	837 a	850 a	914 a	939 a	894 a	915 a
Greater Sudbury CMA	n/u	n/u	**	**	891 b	969 b	756 a	833 a	792 a	869 a
Guelph CMA	**	**	**	**	979 a	910 a	1,156 a	1,157 a	1,095 a	1,075 a
Hamilton CMA	**	**	687 b	683 c	966 b	1,006 a	982 a	1,065 a	969 a	1,039 a
Kingston CMA	n/u	**	716 a	**	777 b	862 a	976 a	968 a	915 a	914 a
Kitchener CMA	**	**	822 c	735 a	809 a	811 a	1,017 a	1,036 a	915 a	915 a
London CMA	n/s	**	n/s	**	871 a	874 a	887 a	897 a	881 a	888 a
Oshawa CMA	n/u	n/u	n/s	**	939 a	942 a	1,039 a	1,101 a	1,033 a	1,082 a
Ottawa-Gatineau CMA (Ont. part)	**	**	705 a	801 b	973 a	988 a	1,116 a	1,134 a	1,076 a	1,095 a
Peterborough CMA	**	**	575 b	588 b	719 a	722 a	895 a	962 a	758 b	796 b
St. Catharines-Niagara CMA	n/s	**	610 a	620 b	761 b	764 a	798 a	836 a	785 a	811 a
Thunder Bay CMA	n/u	n/u	**	**	602 a	598 a	657 a	739 a	651 a	724 a
Toronto CMA	n/s	**	933 a	**	1,060 a	1,067 a	1,294 a	1,311 a	1,250 a	1,274 a
Windsor CMA	n/s	**	555 a	502 a	743 b	718 b	901 a	875 b	850 a	822 b
Ontario 10,000+	**378 d**	**	**646 a**	**669 a**	**879 a**	**886 a**	**1,058 a**	**1,087 a**	**998 a**	**1,020 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.3_1 Number of Private Row (Townhouse) Units Vacant and Universe in October 2008 by Bedroom Type
Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Barrie CMA	**	**	**	**	5 d	105	8 d	254	15 d	392
Brantford CMA	n/u	n/u	n/u	n/u	2 a	192	15 a	515	17 a	707
Greater Sudbury CMA	n/u	n/u	**	**	2 a	301	0 b	748	2 a	1,055
Guelph CMA	**	**	**	**	11 a	296	21 a	607	32 a	905
Hamilton CMA	**	**	**	29	4 b	822	25 a	1,936	31 a	2,798
Kingston CMA	**	**	**	**	0 d	42	1 a	144	1 a	208
Kitchener CMA	**	**	5 c	201	34 a	1,420	37 a	1,620	77 a	3,242
London CMA	**	**	**	**	64 a	1,095	76 a	2,292	140 a	3,394
Oshawa CMA	n/u	n/u	**	**	**	53	34 c	815	35 c	894
Ottawa-Gatineau CMA (Ont. part)	**	**	**	73	43 a	1,864	119 a	5,829	171 a	7,774
Peterborough CMA	**	**	0 d	87	**	101	5 c	298	15 b	532
St. Catharines-Niagara CMA	**	**	2 a	25	4 a	200	43 a	622	49 a	848
Thunder Bay CMA	n/u	n/u	**	**	1 a	37	49 a	319	50 a	362
Toronto CMA	**	**	**	17	28 b	1,201	167 a	6,730	195 a	7,951
Windsor CMA	**	**	**	17	28 c	223	33 a	333	67 a	574
Ontario 10,000+	**	**90**	**35 c**	**817**	**341 a**	**9,709**	**730 a**	**24,965**	**1,107 a**	**35,581**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.4 | Private Row (Townhouse) Availability Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Barrie CMA	n/s	**	**	**	**	**	5.6 d	**	4.3 d	9.7 c
Brantford CMA	n/u	n/u	n/u	n/u	4.3 c	3.8 c	5.0 a	3.7 b	4.9 a	3.7 b
Greater Sudbury CMA	n/u	n/u	**	**	1.1 a	2.0 b	0.6 a	0.4 a	0.8 a	0.9 a
Guelph CMA	**	**	**	**	5.7 a	6.4 a	11.2 a	5.8 a	9.4 a	6.0 a
Hamilton CMA	**	**	**	**	4.6 d	3.0 c	6.1 b	4.3 c	5.6 b	4.0 c
Kingston CMA	n/u	**	4.9 a	**	**	0.0 d	3.8 c	0.7 a	5.4 c	0.5 a
Kitchener CMA	**	**	0.6 b	5.8 c	4.8 b	4.2 b	7.4 b	3.9 b	5.9 b	4.2 b
London CMA	n/s	**	n/s	**	8.1 b	8.9 a	7.2 a	6.1 a	7.5 a	7.0 a
Oshawa CMA	n/u	n/u	**	**	3.7 a	**	6.0 b	7.4 b	5.7 b	6.8 b
Ottawa-Gatineau CMA (Ont. part)	**	**	4.1 c	**	6.1 a	4.9 a	4.0 a	4.3 a	4.5 a	4.5 a
Peterborough CMA	**	**	0.0 d	0.0 d	0.0 c	**	4.2 d	1.7 c	2.4 b	3.0 b
St. Catharines-Niagara CMA	n/s	**	**	8.1 a	**	6.1 a	6.5 b	9.0 a	6.1 c	8.3 a
Thunder Bay CMA	n/u	n/u	**	**	0.0 a	2.7 a	10.9 a	16.0 a	9.7 b	14.4 a
Toronto CMA	n/s	**	8.7 a	**	6.4 b	4.0 c	7.0 a	4.6 a	6.9 a	4.5 a
Windsor CMA	**	**	**	**	13.9 c	12.9 c	18.0 a	11.5 a	16.4 a	12.8 a
Ontario 10,000+	**	**	5.4 b	6.6 c	5.9 a	5.7 a	6.0 a	5.0 a	6.0 a	5.2 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.5_1 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
Barrie CMA	**	**	**	**	**	**	**	**	**	**
Brantford CMA	n/u	n/u	n/u	n/u	1.8 a	1.9 b	3.8 a	2.6 a	3.2 a	2.2 a
Greater Sudbury CMA	n/u	n/u	**	**	**	**	5.9 b	11.3 c	7.9 b	11.5 c
Guelph CMA	**	**	**	**	-0.2 a	-1.5 a	2.5 c	0.6 a	1.7 b	-2.0 a
Hamilton CMA	**	**	**	**	**	1.9 c	**	4.0 d	2.9 c	3.6 d
Kingston CMA	n/u	**	8.5 a	**	**	**	++	**	**	0.7 b
Kitchener CMA	**	**	**	**	2.1 c	1.5 a	1.9 b	0.9 a	1.7 b	0.9 a
London CMA	**	**	**	**	3.2 a	1.5 a	2.6 a	1.6 a	2.6 a	1.5 a
Oshawa CMA	n/u	n/u	**	**	**	**	**	2.6 a	**	2.6 a
Ottawa-Gatineau CMA (Ont. part)	**	**	**	**	4.3 a	2.0 a	3.5 a	1.4 a	3.4 a	1.5 a
Peterborough CMA	**	**	**	**	**	**	**	**	2.3 a	4.5 d
St. Catharines-Niagara CMA	**	**	**	**	**	1.6 a	**	4.2 d	**	4.2 d
Thunder Bay CMA	n/u	n/u	**	**	-3.3 a	0.3 a	++	12.3 a	++	11.1 a
Toronto CMA	**	**	**	**	1.2 d	++	++	++	++	++
Windsor CMA	**	**	**	**	++	**	**	**	++	++
Ontario 10,000+	**	**	**	**	**3.1 b**	**1.2 a**	**2.3 a**	**2.1 a**	**2.4 a**	**2.0 a**

[1]The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.1_2 Private Apartment Vacancy Rates (%) by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Belleville CA	**	**	3.7 b	3.1 b	4.0 b	4.0 a	2.1 c	1.5 c	3.8 b	3.7 a
Zone 1 - City of Belleville	**	4.6 d	2.4 a	2.2 a	2.9 a	4.0 a	1.6 c	2.0 c	2.7 a	3.4 a
Zone 2 - City of Quinte West	**	**	**	5.8 c	6.3 c	4.0 b	**	0.0 d	6.6 c	4.3 b
Brockville CA	7.4 b	11.0 c	2.8 a	3.9 b	2.7 a	2.4 a	2.5 c	2.4 c	2.9 a	3.3 a
Cornwall CA	5.4 d	2.5 c	4.1 c	4.4 b	4.5 b	3.9 b	4.4 d	5.8 c	4.4 b	4.2 a
Zone 1 - City Centre	**	2.9 c	4.8 d	6.1 b	4.4 c	5.3 b	**	**	5.4 b	5.7 b
Zone 2 - City North	2.0 c	2.1 c	3.5 c	2.7 b	4.6 b	3.1 b	1.2 d	4.1 d	3.8 b	3.1 b
Zone 3 - Outlying Areas	n/u	n/u	**	**	2.4 a	2.2 a	**	**	2.3 a	2.1 a
Greater Napanee Town	0.0 d	0.0 d	**	**	1.0 a	1.0 a	0.0 d	**	1.1 a	1.3 a
Hawkesbury CA	0.0 d	2.3 b	2.5 b	5.8 c	3.9 b	6.7 b	0.0 c	**	3.2 b	6.4 b
Mississippi Mills Town	**	**	**	**	**	**	n/s	n/s	**	1.2 a
North Grenville MU	n/u	**	n/u	**	n/u	3.1 a	n/u	n/s	n/u	2.4 b
Pembroke CA	0.0 d	**	1.8 b	0.4 a	0.9 a	1.5 a	0.0 d	0.0 a	1.1 a	1.1 a
Petawawa CA	**	**	3.5 d	3.0 d	9.2 c	0.0 b	21.4 a	4.0 a	9.2 c	1.1 a
Prince Edward County	5.8 a	6.3 a	5.0 a	7.0 a	0.9 a	1.3 a	0.0 a	**	2.2 a	3.1 a
The Nation M	n/u	**	n/u	3.9 d	n/u	6.0 c	n/u	0.0 a	n/u	4.1 b

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.2_2 Private Apartment Average Rents ($)
by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Belleville CA	529 a	561 a	678 a	693 a	772 a	795 a	899 a	910 a	744 a	765 a
Zone 1 - City of Belleville	535 a	562 a	700 a	715 a	803 a	821 a	930 b	948 a	768 a	787 a
Zone 2 - City of Quinte West	**	**	611 a	623 a	707 a	738 a	792 a	790 a	684 a	711 a
Brockville CA	470 a	481 a	576 a	601 a	698 a	713 a	705 a	724 a	653 a	670 a
Cornwall CA	468 a	475 a	542 a	553 a	651 a	657 a	686 a	689 a	613 a	621 a
Zone 1 - City Centre	465 a	470 a	541 a	557 a	651 a	651 a	681 a	666 a	609 a	610 a
Zone 2 - City North	470 a	481 a	542 a	549 a	652 a	663 a	689 a	702 a	617 a	629 a
Zone 3 - Outlying Areas	n/u	n/u	**	**	611 a	634 a	**	**	607 a	634 a
Greater Napanee Town	512 b	500 c	586 a	578 a	699 a	714 a	736 c	757 a	670 a	684 a
Hawkesbury CA	470 a	503 a	503 a	512 a	631 a	647 a	699 a	732 a	594 a	609 a
Mississippi Mills Town	**	**	**	**	**	**	n/s	n/s	**	**
North Grenville MU	n/u	**	n/u	**	n/u	768 a	n/u	n/s	n/u	713 a
Pembroke CA	**	515 a	458 a	517 a	618 a	636 a	625 b	708 a	572 a	601 a
Petawawa CA	**	**	474 a	496 a	583 a	598 a	555 a	555 a	552 a	569 a
Prince Edward County	437 a	486 b	545 a	560 a	638 a	650 a	**	**	601 a	617 a
The Nation M	n/u	**	n/u	525 a	n/u	572 a	n/u	719 c	n/u	570 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.3_2 Number of Private Apartment Units Vacant and Universe in October 2008 by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Belleville CA	**	101	52 b	1,685	149 a	3,712	3 c	196	209 a	5,694
Zone 1 - City of Belleville	5 d	100	29 a	1,289	103 a	2,549	3 c	150	140 a	4,088
Zone 2 - City of Quinte West	**	**	23 c	396	46 b	1,163	0 d	46	69 b	1,606
Brockville CA	12 c	105	24 b	615	31 a	1,282	2 c	93	68 a	2,095
Cornwall CA	5 c	196	45 b	1,038	82 b	2,081	20 c	344	152 a	3,659
Zone 1 - City Centre	3 c	102	31 b	514	43 b	813	**	118	88 b	1,546
Zone 2 - City North	2 c	95	14 b	523	38 b	1,223	9 d	225	63 b	2,066
Zone 3 - Outlying Areas	n/u	n/u	**	**	1 a	45	**	**	1 a	47
Greater Napanee Town	0 d	13	**	110	4 a	400	**	33	7 a	556
Hawkesbury CA	1 b	44	10 c	173	30 b	444	**	36	44 b	697
Mississippi Mills Town	**	**	**	43	**	**	n/s	n/s	1 a	84
North Grenville MU	**	**	**	**	2 a	64	n/s	n/s	2 b	83
Pembroke CA	**	57	1 a	244	8 a	563	0 a	29	10 a	893
Petawawa CA	**	**	2 d	79	0 b	207	1 a	26	3 a	316
Prince Edward County	1 a	16	7 a	100	3 a	237	**	**	11 a	356
The Nation M	**	**	1 d	26	2 c	35	0 a	10	3 b	74

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.4_2 Private Apartment Availability Rates (%) by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Belleville CA	4.3 d	**	5.0 b	4.8 b	5.5 b	6.4 a	2.1 c	5.8 c	5.2 b	5.9 a
Zone 1 - City of Belleville	4.5 d	**	3.6 b	3.9 b	4.5 b	6.7 a	1.6 c	5.0 c	4.1 b	5.7 a
Zone 2 - City of Quinte West	**	**	**	7.7 b	7.8 c	5.9 a	**	**	8.2 c	6.4 a
Brockville CA	9.5 b	14.2 c	4.5 b	5.7 b	4.9 a	4.4 a	3.8 d	3.5 d	5.0 a	5.2 a
Cornwall CA	**	5.2 c	5.5 c	6.3 b	5.8 b	5.5 a	4.7 d	8.3 c	5.9 b	6.0 a
Zone 1 - City Centre	**	**	5.7 d	7.6 b	5.4 c	7.3 b	**	**	6.2 b	7.6 a
Zone 2 - City North	**	4.2 d	5.4 c	5.0 c	6.3 b	4.3 b	**	7.2 c	5.8 b	4.8 b
Zone 3 - Outlying Areas	n/u	n/u	**	**	2.4 a	4.4 a	**	**	2.3 a	4.3 a
Greater Napanee Town	0.0 d	0.0 d	2.6 c	4.0 d	1.0 a	3.0 b	0.0 d	**	1.3 a	3.1 c
Hawkesbury CA	0.0 d	2.3 b	5.0 c	6.4 b	6.2 b	7.7 b	0.0 c	**	5.2 b	7.2 b
Mississippi Mills Town	**	**	**	**	**	**	n/s	n/s	**	1.2 a
North Grenville MU	n/u	**	n/u	**	n/u	6.2 a	n/u	n/s	n/u	4.8 c
Pembroke CA	0.0 d	**	2.9 c	0.4 a	1.1 a	1.5 a	0.0 d	0.0 a	1.5 a	1.1 a
Petawawa CA	**	**	6.1 c	3.0 d	9.7 c	0.6 a	21.4 a	4.0 a	10.1 d	1.5 b
Prince Edward County	5.8 a	6.3 a	8.0 a	10.0 a	3.4 a	1.7 a	0.0 a	**	4.7 a	4.2 a
The Nation M	n/u	**	n/u	8.0 c	n/u	6.0 c	n/u	0.0 a	n/u	5.6 b

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.5_2 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
Belleville CA	++	4.6 d	3.9 b	1.9 b	3.4 b	2.2 a	3.3 d	++	3.6 b	2.1 a
Zone 1 - City of Belleville	**	4.6 d	3.0 a	1.7 b	2.8 a	2.0 a	3.9 c	++	3.1 b	1.8 a
Zone 2 - City of Quinte West	**	**	**	2.3 c	4.8 d	2.8 b	**	**	4.8 d	2.9 b
Brockville CA	3.3 b	2.4 b	4.4 b	3.3 b	3.9 a	2.5 a	**	3.0 d	3.8 a	2.5 a
Cornwall CA	++	2.3 c	2.2 c	2.0 c	1.6 c	1.1 a	2.1 c	1.8 c	1.9 c	1.3 a
Zone 1 - City Centre	++	++	++	1.6 c	**	++	5.7 d	++	**	++
Zone 2 - City North	**	**	2.9 c	2.3 c	1.4 a	1.8 a	++	2.2 c	2.0 b	1.8 b
Zone 3 - Outlying Areas	n/u	n/u	**	**	**	**	**	**	**	**
Greater Napanee Town	**	**	++	++	2.5 c	1.3 d	**	**	4.5 d	++
Hawkesbury CA	**	**	4.2 c	++	5.3 d	++	**	**	4.9 c	1.3 d
Mississippi Mills Town	n/u	**	n/u	**	n/u	**	n/u	**	n/u	**
North Grenville MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Pembroke CA	**	**	++	3.8 d	++	++	**	**	++	++
Petawawa CA	**	**	++	3.5 d	4.5 b	++	2.5 a	1.8 a	3.4 c	++
Prince Edward County	1.3 a	8.3 a	1.2 a	5.4 a	2.3 c	2.5 a	**	**	2.1 b	2.8 a
The Nation M	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u

[1]The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.1_2 Private Row (Townhouse) Vacancy Rates (%) by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Belleville CA	**	**	0.0 a	**	0.0 d	**	**	**	2.0 b	2.5 a
Zone 1 - City of Belleville	**	**	0.0 a	**	**	**	**	**	1.3 a	2.3 a
Zone 2 - City of Quinte West	n/u	n/u	n/u	n/u	**	0.0 a	**	**	**	**
Brockville CA	n/u	n/u	0.0 a	**	0.0 a	**	**	**	2.0 a	**
Cornwall CA	n/u	n/u	n/u	n/u	9.1 c	3.6 a	2.8 a	4.2 a	4.5 b	4.0 a
Zone 1 - City Centre	n/u	n/u	n/u	n/u	**	**	2.9 a	4.3 a	5.3 b	4.7 a
Zone 2 - City North	n/u	n/u	n/u	n/u	**	**	**	**	**	0.0 a
Zone 3 - Outlying Areas	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Greater Napanee Town	n/u	n/u	**	n/u	**	**	n/u	n/u	**	**
Hawkesbury CA	n/u	n/u	**	**	**	**	0.0 a	**	7.0 a	12.7 d
Mississippi Mills Town	**	**	**	**	**	**	**	**	2.6 c	**
North Grenville MU	n/u	n/u	n/u	**	n/u	**	n/u	n/u	n/u	**
Pembroke CA	n/u	n/u	n/s	**	0.0 a	0.0 a	**	**	**	0.0 a
Petawawa CA	n/u	n/u	n/u	n/u	**	**	**	n/u	**	**
Prince Edward County	n/u	n/u	**	0.0 a	4.5 a	3.3 a	**	**	8.0 a	2.2 a
The Nation M	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.2_2 Private Row (Townhouse) Average Rents ($) by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Belleville CA	n/u	**	709 a	**	752 a	714 a	**	789 a	761 a	755 a
Zone 1 - City of Belleville	n/u	**	709 a	**	762 a	714 a	**	**	767 a	760 a
Zone 2 - City of Quinte West	n/u	n/u	n/u	n/u	**	716 a	**	**	718 a	730 a
Brockville CA	n/u	n/u	553 a	**	689 a	704 a	**	**	692 a	673 b
Cornwall CA	n/u	n/u	n/u	n/u	**	697 a	767 a	763 a	765 a	745 a
Zone 1 - City Centre	n/u	n/u	n/u	n/u	**	**	771 a	766 a	785 a	774 a
Zone 2 - City North	n/u	n/u	n/u	n/u	**	**	**	**	**	581 a
Zone 3 - Outlying Areas	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Greater Napanee Town	n/u	n/u	**	n/u	**	**	n/u	n/u	**	**
Hawkesbury CA	n/u	n/u	**	**	**	**	704 a	**	712 a	712 a
Mississippi Mills Town	**	**	599 a	555 a	694 b	749 c	**	**	606 a	620 a
North Grenville MU	n/u	n/u	n/u	**	n/u	**	n/u	n/u	n/u	**
Pembroke CA	n/u	n/u	n/s	**	651 a	670 b	**	**	655 a	607 b
Petawawa CA	n/u	n/u	n/u	n/u	**	**	**	n/u	**	**
Prince Edward County	n/u	n/u	**	868 a	673 a	749 a	**	**	674 a	737 a
The Nation M	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.3_2 Number of Private Row (Townhouse) Units Vacant and Universe in October 2008 by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Belleville CA	**	**	**	**	**	64	**	79	4 a	157
Zone 1 - City of Belleville	**	**	**	**	**	49	**	**	3 a	133
Zone 2 - City of Quinte West	n/u	n/u	n/u	n/u	0 a	15	**	**	**	24
Brockville CA	n/u	n/u	**	**	**	26	**	**	**	51
Cornwall CA	n/u	n/u	n/u	n/u	1 a	28	3 a	72	4 a	100
Zone 1 - City Centre	n/u	n/u	n/u	n/u	**	**	3 a	69	4 a	85
Zone 2 - City North	n/u	n/u	n/u	n/u	**	**	**	**	0 a	15
Zone 3 - Outlying Areas	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Greater Napanee Town	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Hawkesbury CA	n/u	n/u	**	**	**	**	**	**	8 d	61
Mississippi Mills Town	**	**	**	41	**	20	**	**	**	63
North Grenville MU	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Pembroke CA	n/u	n/u	**	**	0 a	31	**	**	0 a	40
Petawawa CA	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Prince Edward County	n/u	n/u	0 a	13	2 a	60	**	**	3 a	138
The Nation M	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.4_2 Private Row (Townhouse) Availability Rates (%) by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Belleville CA	**	**	0.0 a	**	1.8 c	1.6 c	**	**	2.9 b	3.2 b
Zone 1 - City of Belleville	**	**	0.0 a	**	**	**	**	**	1.3 a	2.3 a
Zone 2 - City of Quinte West	n/u	n/u	n/u	n/u	**	6.8 a	**	**	**	**
Brockville CA	n/u	n/u	0.0 a	**	0.0 a	**	**	**	4.0 a	2.1 c
Cornwall CA	n/u	n/u	n/u	n/u	**	3.6 a	2.8 a	6.9 a	7.1 a	6.0 a
Zone 1 - City Centre	n/u	n/u	n/u	n/u	**	**	2.9 a	7.2 a	8.3 a	7.1 a
Zone 2 - City North	n/u	n/u	n/u	n/u	**	**	**	**	**	0.0 a
Zone 3 - Outlying Areas	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Greater Napanee Town	n/u	n/u	**	n/u	**	**	n/u	n/u	**	**
Hawkesbury CA	n/u	n/u	**	**	**	**	0.0 a	**	7.0 a	12.7 d
Mississippi Mills Town	**	**	**	**	**	**	**	**	**	**
North Grenville MU	n/u	n/u	n/u	**	n/u	**	n/u	n/u	n/u	**
Pembroke CA	n/u	n/u	n/s	**	0.0 a	0.0 a	**	**	**	0.0 a
Petawawa CA	n/u	n/u	n/u	n/u	**	**	**	n/u	**	**
Prince Edward County	n/u	n/u	**	0.0 a	4.5 a	5.0 a	**	**	8.0 a	5.1 a
The Nation M	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
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Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.5_2 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
Belleville CA	n/u	**	4.0 a	**	**	**	**	**	**	**
Zone 1 - City of Belleville	n/u	**	4.0 a	**	**	**	**	**	**	**
Zone 2 - City of Quinte West	n/u	n/u	n/u	n/u	**	0.4 a	**	**	**	**
Brockville CA	n/u	n/u	4.6 a	**	1.1 a	**	**	**	3.3 a	**
Cornwall CA	n/u	n/u	n/u	n/u	**	1.2 a	**	1.0 a	**	1.0 a
Zone 1 - City Centre	n/u	n/u	n/u	n/u	**	**	**	1.1 a	++	1.3 a
Zone 2 - City North	n/u	n/u	n/u	n/u	**	**	**	**	**	-2.9 a
Zone 3 - Outlying Areas	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Greater Napanee Town	n/u	n/u	**	n/u	**	n/u	n/u	n/u	**	n/u
Hawkesbury CA	n/u	n/u	**	**	**	**	1.0 a	**	4.1 a	**
Mississippi Mills Town	**	**	**	**	**	**	**	**	**	**
North Grenville MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Pembroke CA	n/u	n/u	**	**	2.7 a	**	**	**	**	**
Petawawa CA	n/u	n/u	n/u	n/u	n/u	**	n/u	n/u	n/u	**
Prince Edward County	n/u	n/u	**	3.1 a	9.0 a	0.4 a	**	**	11.5 a	2.7 a
The Nation M	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u

[1]The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
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++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.1_3 Private Apartment Vacancy Rates (%) by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Brighton MU	n/u	**	n/u	**	n/u	**	n/u	**	n/u	1.3 d
Brock Tp	n/u	**	n/u	**	n/u	4.9 d	n/u	**	n/u	5.4 d
Cobourg CA	**	**	4.0 d	**	2.8 b	**	0.0 d	**	3.3 c	2.2 c
Collingwood CA	2.2 a	6.7 a	3.5 b	2.6 a	1.4 a	1.4 a	12.6 d	**	2.6 a	2.3 a
Erin T	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Haldimand County CY	**	**	6.1 a	5.7 b	2.4 c	1.2 a	0.0 a	2.8 a	4.3 b	3.2 b
Kawartha Lakes CA	8.7 c	7.0 c	3.2 b	2.0 a	2.1 a	1.5 a	0.0 c	1.5 c	2.8 a	2.0 a
Midland CA	0.0 c	0.0 d	3.6 b	4.6 b	2.6 a	1.9 b	**	**	3.0 a	3.0 a
Orillia CA	9.9 c	4.3 d	3.3 b	3.0 b	1.7 a	3.0 b	**	**	3.0 a	3.0 b
Port Hope CA	0.0 a	3.7 a	3.1 c	0.5 b	1.9 b	0.0 d	**	0.0 a	2.3 a	0.4 a
Scugog TP	n/u	**	n/u	4.3 c	n/u	0.0 c	n/u	**	n/u	1.8 b
West Grey MU	n/u	**	n/u	**	n/u	4.0 d	n/u	**	n/u	6.0 c

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** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.2_3 Private Apartment Average Rents ($)
by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Brighton MU	n/u	**	n/u	**	n/u	623 a	n/u	**	n/u	614 a
Brock Tp	n/u	**	n/u	695 a	n/u	766 a	n/u	**	n/u	750 a
Cobourg CA	473 b	483 b	705 a	696 a	834 a	840 a	863 b	939 b	789 a	786 a
Collingwood CA	540 c	535 a	636 a	683 a	741 a	807 a	811 b	765 b	691 a	733 a
Erin T	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Haldimand County CY	**	**	645 a	664 a	687 a	716 a	695 a	750 a	670 a	695 a
Kawartha Lakes CA	528 a	568 a	713 a	700 a	870 a	883 a	956 b	832 b	787 a	785 a
Midland CA	498 a	480 a	653 a	674 a	755 a	762 a	790 a	818 c	713 a	721 a
Orillia CA	541 a	573 a	700 a	708 a	811 a	815 a	900 a	856 a	756 a	762 a
Port Hope CA	524 a	**	773 a	793 b	860 a	866 a	**	1,138 a	809 a	848 b
Scugog TP	n/u	**	n/u	741 a	n/u	869 a	n/u	**	n/u	894 a
West Grey MU	n/u	**	n/u	471 c	n/u	541 a	n/u	681 d	n/u	532 b

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a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.3_3 Number of Private Apartment Units Vacant and Universe in October 2008 by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Brighton MU	**	**	**	**	**	124	**	**	2 d	183
Brock Tp	**	**	**	22	4 d	78	**	6	6 d	108
Cobourg CA	**	35	**	256	**	567	**	47	20 c	905
Collingwood CA	3 a	45	6 a	228	4 a	294	**	10	13 a	577
Erin T	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Haldimand County CY	**	**	9 b	161	2 a	176	1 a	37	12 b	379
Kawartha Lakes CA	5 c	72	12 a	612	11 a	683	1 c	70	29 a	1,437
Midland CA	0 d	22	19 b	405	10 b	552	**	27	30 a	1,006
Orillia CA	5 d	124	16 b	556	26 b	890	**	72	49 b	1,642
Port Hope CA	1 a	31	1 b	210	0 d	301	0 a	31	2 a	572
Scugog TP	**	**	3 c	76	0 c	52	**	**	3 b	179
West Grey MU	**	**	**	23	5 d	113	**	18	10 c	160

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.4_3 Private Apartment Availability Rates (%) by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Brighton MU	n/u	**	n/u	**	n/u	**	n/u	**	n/u	**
Brock Tp	n/u	**	n/u	**	n/u	4.9 d	n/u	**	n/u	5.4 d
Cobourg CA	**	**	**	**	4.0 c	3.6 d	0.0 d	**	4.6 c	4.0 d
Collingwood CA	2.2 a	6.7 a	3.5 b	4.8 a	2.1 b	2.7 a	12.6 d	**	3.0 a	3.8 a
Erin T	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Haldimand County CY	**	**	6.1 a	5.7 b	3.1 c	2.3 a	0.0 a	2.8 a	4.6 b	3.8 b
Kawartha Lakes CA	10.4 d	11.2 c	4.7 b	2.7 a	3.3 b	2.6 a	0.0 c	3.0 d	4.1 a	3.1 a
Midland CA	0.0 c	0.0 d	4.2 b	5.9 c	2.9 a	3.9 c	11.4 d	**	3.6 a	4.6 b
Orillia CA	9.9 c	4.3 d	4.3 a	3.0 b	2.4 a	3.7 b	10.7 d	**	3.9 a	3.4 b
Port Hope CA	0.0 a	3.7 a	4.6 b	0.5 b	3.0 c	1.3 d	**	4.6 a	3.5 b	1.3 a
Scugog TP	n/u	**	n/u	5.6 b	n/u	0.0 c	n/u	**	n/u	2.4 b
West Grey MU	n/u	**	n/u	**	n/u	**	n/u	**	n/u	10.6 d

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.5_3 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
Brighton MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Brock Tp	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Cobourg CA	**	**	++	3.5 d	++	2.8 c	**	**	++	2.9 b
Collingwood CA	4.6 d	7.0 a	2.0 a	7.0 a	2.2 b	6.3 a	**	**	2.1 a	6.2 a
Erin T	n/u	n/u	n/u	**	n/u	**	n/u	n/u	n/u	**
Haldimand County CY	**	**	2.5 a	**	**	**	1.0 a	2.8 a	2.2 a	1.3 a
Kawartha Lakes CA	**	**	3.8 b	++	5.6 b	**	**	**	4.6 b	++
Midland CA	++	**	3.7 a	2.1 c	3.6 a	1.2 d	**	**	3.6 a	1.7 b
Orillia CA	**	3.9 b	0.8 a	2.5 b	1.3 a	2.2 a	2.1 b	++	1.4 a	2.3 a
Port Hope CA	4.8 a	**	**	**	**	**	**	1.8 a	**	**
Scugog TP	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
West Grey MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u

[1]The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.1_3 Private Row (Townhouse) Vacancy Rates (%) by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Brighton MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Brock Tp	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Cobourg CA	n/u	n/u	**	n/s	**	**	**	**	**	**
Collingwood CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Erin T	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Haldimand County CY	n/u	n/u	n/u	n/u	**	**	**	**	2.1 a	**
Kawartha Lakes CA	n/u	n/u	n/u	n/u	0.0 a	0.0 a	**	4.3 a	3.8 a	1.9 a
Midland CA	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Orillia CA	n/u	n/u	n/u	n/u	**	**	1.8 a	**	1.7 a	**
Port Hope CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Scugog TP	n/u	n/u	n/u	n/u	n/u	**	n/u	n/u	n/u	**
West Grey MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.2 3 Private Row (Townhouse) Average Rents ($) by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Brighton MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Brock Tp	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Cobourg CA	n/u	n/u	**	n/s	**	**	**	**	**	**
Collingwood CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Erin T	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Haldimand County CY	n/u	n/u	n/u	n/u	**	**	**	**	748 a	**
Kawartha Lakes CA	n/u	n/u	n/u	n/u	879 a	847 b	**	**	932 a	977 b
Midland CA	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Orillia CA	n/u	n/u	n/u	n/u	**	**	963 a	**	954 a	**
Port Hope CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Scugog TP	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
West Grey MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.3_3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2008 by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Brighton MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Brock Tp	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Cobourg CA	n/u	n/u	n/s	n/s	**	**	**	**	**	**
Collingwood CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Erin T	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Haldimand County CY	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Kawartha Lakes CA	n/u	n/u	n/u	n/u	0 a	29	1 a	23	1 a	52
Midland CA	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Orillia CA	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Port Hope CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Scugog TP	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
West Grey MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.4_3 Private Row (Townhouse) Availability Rates (%) by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Brighton MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Brock Tp	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Cobourg CA	n/u	n/u	**	n/s	**	**	**	**	**	**
Collingwood CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Erin T	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Haldimand County CY	n/u	n/u	n/u	n/u	**	**	**	**	2.1 a	**
Kawartha Lakes CA	n/u	n/u	n/u	n/u	2.8 a	0.0 a	**	4.3 a	7.5 a	1.9 a
Midland CA	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Orillia CA	n/u	n/u	n/u	n/u	**	**	2.9 a	**	2.8 a	**
Port Hope CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Scugog TP	n/u	n/u	n/u	n/u	n/u	**	n/u	n/u	n/u	**
West Grey MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.5_3 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
Brighton MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Brock Tp	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Cobourg CA	n/u	n/u	**	**	**	**	**	**	**	**
Collingwood CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Erin T	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Haldimand County CY	n/u	n/u	n/u	n/u	**	**	**	**	2.4 a	**
Kawartha Lakes CA	n/u	n/u	n/u	n/u	13.5 a	**	**	**	9.8 a	**
Midland CA	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Orillia CA	n/u	n/u	n/u	n/u	**	**	0.8 a	**	0.8 a	**
Port Hope CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Scugog TP	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
West Grey MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u

[1]The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.1_4 Private Apartment Vacancy Rates (%)
by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Bracebridge Town	0.0 a	**	0.0 b	1.3 a	2.3 a	1.3 a	8.3 a	0.0 a	1.8 a	1.6 b
Elliot Lake CA	6.1 a	2.9 a	2.5 a	4.1 a	4.6 a	5.3 a	11.0 a	8.0 a	4.4 a	5.1 a
Gravenhurst Town	4.6 a	5.3 a	4.5 a	1.7 a	4.8 b	1.5 a	**	**	4.6 b	1.9 a
Huntsville Town	5.4 a	0.0 a	3.8 c	2.1 a	2.4 a	1.9 c	**	0.0 a	3.0 b	1.8 b
Kenora CA	**	0.0 a	0.0 b	2.1 c	0.0 b	1.8 c	**	0.0 a	0.0 b	1.7 c
North Bay CA	**	1.2 d	1.1 a	2.8 c	0.9 a	1.7 b	1.2 d	0.4 b	1.1 a	1.9 b
Sault Ste. Marie CA	**	**	1.5 a	2.1 c	1.4 a	1.0 a	**	0.8 d	1.8 b	1.5 b
Zone 1 - Downtown	**	**	0.7 a	0.0 a	0.5 a	0.0 a	0.0 a	0.0 a	0.5 a	0.0 a
Zone 2 - City East	**	**	2.2 c	2.1 c	1.2 a	1.3 a	**	1.4 d	2.0 b	1.8 b
Zone 3 - City West	**	**	0.2 b	**	1.9 c	0.9 a	**	0.0 d	1.6 c	1.4 d
Temiskaming Shores CA	0.0 c	4.1 b	2.9 c	0.0 c	4.6 b	3.0 d	7.8 a	0.0 c	4.1 b	1.8 b
Timmins CA	**	**	2.0 c	2.3 b	1.8 b	0.8 a	2.2 c	0.9 a	2.4 b	1.5 a
West Nipissing Town	**	0.0 c	2.6 c	2.5 a	4.7 c	3.5 b	4.1 d	0.0 c	4.1 b	2.7 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.2_4 Private Apartment Average Rents ($)
by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Bracebridge Town	506 a	534 a	659 a	679 a	802 a	800 a	857 a	859 a	749 a	755 a
Elliot Lake CA	357 a	431 b	464 a	510 a	542 a	594 a	643 a	708 a	522 a	576 a
Gravenhurst Town	545 a	526 a	680 a	659 a	815 a	832 a	**	839 a	749 a	759 a
Huntsville Town	545 a	568 a	674 a	698 a	826 a	862 a	858 a	897 a	745 a	774 a
Kenora CA	428 a	471 a	515 b	546 a	727 a	740 a	**	**	634 a	644 a
North Bay CA	474 a	485 a	594 a	612 a	740 a	759 a	851 b	871 a	683 a	706 a
Sault Ste. Marie CA	428 a	412 a	564 a	574 a	666 a	677 a	698 a	726 a	627 a	631 a
Zone 1 - Downtown	**	**	629 a	709 a	698 a	755 a	673 a	690 a	668 a	731 a
Zone 2 - City East	417 b	416 b	563 a	562 a	685 a	693 a	734 a	756 a	637 a	635 a
Zone 3 - City West	438 a	407 a	547 a	555 a	632 a	638 a	671 b	674 a	603 a	602 a
Temiskaming Shores CA	411 a	435 a	470 a	496 a	574 a	603 a	670 a	676 a	542 a	566 a
Timmins CA	415 a	430 a	558 a	582 a	658 a	698 a	768 a	816 a	624 a	647 a
West Nipissing Town	411 c	411 b	480 a	512 a	580 a	603 a	657 b	717 b	547 a	571 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.3_4 Number of Private Apartment Units Vacant and Universe in October 2008 by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Bracebridge Town	**	12	1 a	79	2 a	169	0 a	13	4 b	273
Elliot Lake CA	1 a	34	13 a	319	43 a	814	6 a	75	63 a	1,242
Gravenhurst Town	1 a	19	1 a	58	2 a	132	**	4	4 a	213
Huntsville Town	0 a	25	3 a	149	3 c	168	0 a	15	6 b	357
Kenora CA	0 a	24	3 c	146	3 c	168	0 a	11	6 c	349
North Bay CA	2 d	189	26 c	947	30 b	1,791	1 b	278	60 b	3,204
Sault Ste. Marie CA	**	188	34 c	1,608	26 a	2,523	2 d	299	70 b	4,619
Zone 1 - Downtown	**	**	0 a	148	0 a	205	0 a	24	0 a	379
Zone 2 - City East	**	113	20 c	953	17 a	1,345	2 d	177	46 b	2,588
Zone 3 - City West	**	73	**	507	9 a	973	0 d	98	24 d	1,652
Temiskaming Shores CA	1 b	25	0 c	116	6 d	188	0 c	37	7 b	366
Timmins CA	**	80	12 b	526	7 a	813	1 a	114	22 a	1,532
West Nipissing Town	0 c	14	3 a	123	6 b	178	0 c	29	9 a	343

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a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.4_4 Private Apartment Availability Rates (%) by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Bracebridge Town	0.0 a	**	0.0 b	1.3 a	5.0 b	5.2 c	8.3 a	0.0 a	3.5 a	3.9 b
Elliot Lake CA	6.1 a	2.9 a	4.4 a	4.1 a	6.4 a	5.3 a	11.0 a	8.0 a	6.1 a	5.1 a
Gravenhurst Town	4.6 a	5.3 a	7.5 b	3.4 a	7.3 b	4.5 b	**	**	6.9 b	4.2 b
Huntsville Town	5.4 a	0.0 a	8.3 b	3.5 b	8.1 a	2.5 b	**	0.0 a	8.1 a	2.6 a
Kenora CA	**	0.0 a	1.7 c	2.1 c	2.0 c	1.8 c	**	0.0 a	1.7 b	1.7 c
North Bay CA	3.5 d	1.2 d	2.8 b	3.3 d	1.3 a	2.5 b	1.2 d	1.7 c	1.9 a	2.6 b
Sault Ste. Marie CA	**	**	2.1 c	3.0 d	1.9 b	1.5 b	**	1.1 a	2.3 b	2.1 b
Zone 1 - Downtown	**	**	2.0 a	0.0 a	2.0 a	0.0 a	0.0 a	0.0 a	1.8 a	0.0 a
Zone 2 - City East	**	**	2.2 c	2.8 c	1.3 a	1.6 b	**	1.4 d	2.1 b	2.2 b
Zone 3 - City West	**	**	**	**	2.7 c	1.7 c	**	**	2.7 c	2.5 c
Temiskaming Shores CA	0.0 c	4.1 b	2.9 c	0.0 c	4.6 b	3.0 d	7.8 a	0.0 c	4.1 b	1.8 b
Timmins CA	**	**	2.5 c	2.3 b	2.6 b	1.2 a	2.2 c	0.9 a	3.0 b	1.6 b
West Nipissing Town	**	0.0 c	2.6 c	2.5 a	4.7 c	3.5 b	4.1 d	0.0 c	4.1 b	2.7 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.5_4 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
Bracebridge Town	6.6 a	**	0.9 a	3.4 a	6.2 a	2.0 c	1.9 a	-3.6 a	4.7 a	2.1 b
Elliot Lake CA	5.2 a	**	3.6 a	9.0 a	4.7 a	9.2 a	9.9 a	5.4 a	4.6 a	9.5 a
Gravenhurst Town	3.3 a	1.2 a	++	1.8 a	**	2.6 a	**	**	**	2.1 a
Huntsville Town	**	5.0 a	0.6 b	4.0 a	++	2.8 a	**	2.2 a	1.0 a	3.9 a
Kenora CA	**	**	**	**	**	**	**	**	**	**
North Bay CA	8.6 c	2.8 c	5.2 d	++	3.4 d	2.8 c	**	3.8 d	3.8 d	2.2 c
Sault Ste. Marie CA	++	++	2.3 b	2.4 b	2.6 b	3.1 b	++	2.7 c	2.6 b	2.9 a
Zone 1 - Downtown	**	**	5.7 a	10.2 a	8.0 a	8.7 a	0.0 b	2.5 a	7.8 a	9.1 a
Zone 2 - City East	**	**	1.5 d	1.9 c	1.4 d	2.9 b	**	2.0 c	1.3 d	2.8 b
Zone 3 - City West	**	**	2.8 c	1.4 d	3.3 d	2.0 c	**	**	3.5 d	1.6 c
Temiskaming Shores CA	1.9 a	**	4.3 c	**	2.1 c	4.7 b	5.2 a	**	3.5 c	4.7 b
Timmins CA	**	**	**	++	**	3.3 d	**	++	**	2.9 b
West Nipissing Town	**	**	++	++	++	**	**	**	**	4.4 d

[1]The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

2.1.1_4 Private Row (Townhouse) Vacancy Rates (%) by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Bracebridge Town	n/u	n/u	**	**	**	**	**	**	**	**
Elliot Lake CA	n/u	n/u	n/u	n/u	5.6 a	5.6 a	7.4 a	6.2 a	6.8 a	6.0 a
Gravenhurst Town	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Huntsville Town	n/u	n/u	**	**	**	**	**	**	**	**
Kenora CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
North Bay CA	**	**	**	**	2.6 b	13.8 c	2.4 b	7.2 b	2.4 b	8.9 a
Sault Ste. Marie CA	n/s	n/s	**	**	**	**	5.0 a	4.5 a	5.2 a	4.3 a
Zone 1 - Downtown	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 2 - City East	n/u	n/u	**	**	**	**	7.7 a	7.9 a	7.7 a	7.0 a
Zone 3 - City West	n/s	n/s	n/u	n/u	**	**	**	**	**	**
Temiskaming Shores CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Timmins CA	n/u	n/u	**	0.0 a	0.0 a	0.0 c	0.0 a	0.0 a	0.0 c	0.0 c
West Nipissing Town	n/u	n/u	**	**	**	**	**	**	**	**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.2 4 Private Row (Townhouse) Average Rents ($) by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Bracebridge Town	n/u	n/u	**	**	**	**	**	**	**	**
Elliot Lake CA	n/u	n/u	n/u	n/u	480 a	500 a	507 a	**	499 a	539 a
Gravenhurst Town	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Huntsville Town	n/u	n/u	**	**	**	**	**	**	**	**
Kenora CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
North Bay CA	**	**	**	**	733 a	738 b	785 a	823 b	760 a	786 b
Sault Ste. Marie CA	n/s	n/s	**	**	**	**	657 a	692 a	647 a	680 a
Zone 1 - Downtown	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 2 - City East	n/u	n/u	**	**	**	**	643 a	691 a	624 a	665 a
Zone 3 - City West	n/s	n/s	n/u	n/u	**	**	**	**	611 a	656 a
Temiskaming Shores CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Timmins CA	n/u	n/u	**	578 a	719 a	754 a	735 a	723 a	711 a	714 a
West Nipissing Town	n/u	n/u	**	**	**	**	n/u	n/s	**	**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.3 4 Number of Private Row (Townhouse) Units Vacant and Universe in October 2008 by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Bracebridge Town	n/u	n/u	**	**	**	**	**	**	**	**
Elliot Lake CA	n/u	n/u	n/u	n/u	2 a	36	5 a	81	7 a	117
Gravenhurst Town	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Huntsville Town	n/u	n/u	**	**	**	**	**	**	**	**
Kenora CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
North Bay CA	**	**	**	**	16 c	116	21 b	291	37 a	417
Sault Ste. Marie CA	n/s	n/s	**	**	**	**	8 a	182	9 a	213
Zone 1 - Downtown	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 2 - City East	n/u	n/u	**	**	**	**	7 a	89	8 a	115
Zone 3 - City West	n/s	n/s	n/u	n/u	**	**	**	**	**	29
Temiskaming Shores CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Timmins CA	n/u	n/u	0 a	22	0 c	94	0 a	57	0 c	173
West Nipissing Town	n/u	n/u	**	**	**	**	**	**	**	**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.4_4 Private Row (Townhouse) Availability Rates (%) by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Bracebridge Town	n/u	n/u	**	**	**	**	**	**	**	**
Elliot Lake CA	n/u	n/u	n/u	n/u	5.6 a	5.6 a	7.4 a	6.2 a	6.8 a	6.0 a
Gravenhurst Town	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Huntsville Town	n/u	n/u	**	**	**	**	**	**	**	**
Kenora CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
North Bay CA	**	**	**	**	4.4 b	16.4 d	3.8 b	8.6 a	3.9 b	10.6 a
Sault Ste. Marie CA	n/s	n/s	**	**	**	**	5.6 a	4.5 a	5.7 a	4.3 a
Zone 1 - Downtown	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 2 - City East	n/u	n/u	**	**	**	**	8.8 a	7.9 a	8.5 a	7.0 a
Zone 3 - City West	n/s	n/s	n/u	n/u	**	**	**	**	**	**
Temiskaming Shores CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Timmins CA	n/u	n/u	**	0.0 a	1.1 a	1.1 a	0.0 a	0.0 a	0.6 a	0.6 a
West Nipissing Town	n/u	n/u	**	**	**	**	**	**	**	**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.5_4 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
Bracebridge Town	n/u	n/u	**	**	**	**	**	**	**	**
Elliot Lake CA	n/u	n/u	n/u	n/u	0.7 a	4.5 a	2.0 a	**	1.6 a	8.0 a
Gravenhurst Town	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Huntsville Town	n/u	n/u	**	**	**	**	**	**	**	**
Kenora CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
North Bay CA	**	**	**	**	**	**	**	**	3.9 b	**
Sault Ste. Marie CA	**	**	**	**	**	**	-5.1 a	6.8 a	-4.7 d	6.1 a
Zone 1 - Downtown	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 2 - City East	n/u	n/u	**	**	**	**	-9.5 a	7.5 a	-9.1 a	6.7 a
Zone 3 - City West	**	**	n/u	n/u	**	**	**	**	**	**
Temiskaming Shores CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Timmins CA	n/u	n/u	**	0.0 b	4.9 b	4.4 c	-1.2 a	0.9 a	4.2 c	3.0 b
West Nipissing Town	n/u	n/u	**	**	**	**	n/u	**	**	**

[1]The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.1_5 Private Apartment Vacancy Rates (%) by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Centre Wellington CA	**	0.0 a	3.0 b	5.0 a	2.4 a	3.7 a	**	**	2.5 a	4.3 a
Chatham-Kent CA	3.2 d	**	5.3 b	7.3 b	5.7 b	6.2 a	5.6 d	7.2 c	5.5 a	6.9 a
Zone 1 - Chatham City	3.5 d	**	5.0 b	6.3 c	5.1 b	5.0 b	5.8 d	4.8 d	5.1 b	5.7 b
Zone 2 - Wallaceburg	0.0 a	37.5 a	8.1 a	13.7 a	7.3 a	13.2 a	7.4 a	25.0 a	7.4 a	14.5 a
Zone 3 - Rest of Kent	**	**	5.4 d	8.8 b	7.4 c	6.7 a	3.8 d	**	6.4 b	8.2 a
Essex T	n/u	**	n/u	15.0 c	n/u	10.6 a	n/u	29.2 a	n/u	12.7 a
Ingersoll CA	n/u	n/u	5.8 a	**	7.0 a	14.2 a	**	**	6.5 a	13.1 a
Kincardine MU	n/u	**	n/u	2.7 c	n/u	0.0 b	n/u	**	n/u	1.0 a
Lambton Shores City	n/u	n/u	**	**	5.6 a	1.4 a	**	**	2.8 a	0.7 a
Leamington CA	**	0.0 a	5.9 b	5.4 a	5.2 a	5.8 a	**	**	5.7 a	5.5 a
Meaford MU	**	**	0.0 a	0.0 c	0.0 c	0.8 a	**	**	0.0 c	0.5 a
Norfolk CA	6.6 a	**	2.9 b	1.8 c	2.1 a	1.8 b	0.0 a	**	2.3 a	1.7 b
North Perth Town	12.0 a	4.0 a	4.1 b	8.1 a	3.7 b	3.3 a	6.7 a	8.9 a	4.7 b	5.2 a
Owen Sound CA	5.2 c	7.2 b	3.2 b	2.8 a	1.9 a	1.7 a	4.0 a	2.3 a	2.8 a	2.5 a
Sarnia CA	5.1 d	3.8 c	3.1 b	3.4 b	4.5 b	4.6 a	4.5 c	4.8 b	4.0 b	4.1 a
Saugeen Shores Town	**	**	3.6 b	0.0 b	1.1 a	1.3 a	0.0 a	**	1.6 b	1.2 a
Stratford CA	**	0.0 b	3.7 b	2.4 a	4.3 a	4.3 b	3.0 a	3.2 c	3.9 a	3.4 a
Tillsonburg CA	**	14.3 a	3.3 c	10.3 a	4.0 b	4.1 b	**	3.7 b	4.0 b	6.2 a
Woodstock CA	14.2 d	0.0 c	5.2 b	2.5 a	1.6 a	4.1 b	3.5 c	2.2 b	3.2 a	3.4 b

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.2_5 Private Apartment Average Rents ($)
by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Centre Wellington CA	543 b	556 a	633 a	664 a	732 a	765 a	**	**	695 a	728 a
Chatham-Kent CA	421 b	451 a	550 a	565 a	646 a	637 a	667 b	626 a	612 a	610 a
Zone 1 - Chatham City	425 b	456 b	556 a	575 a	658 a	645 a	675 b	625 a	620 a	615 a
Zone 2 - Wallaceburg	409 a	425 a	546 a	554 a	621 a	630 a	639 a	661 a	598 a	607 a
Zone 3 - Rest of Kent	**	**	511 a	518 a	608 a	608 a	625 a	615 a	581 a	581 a
Essex T	n/u	**	n/u	601 a	n/u	681 a	n/u	859 a	n/u	651 a
Ingersoll CA	n/u	n/u	591 a	**	646 a	681 a	**	**	634 a	665 a
Kincardine MU	n/u	**	n/u	582 a	n/u	763 a	n/u	**	n/u	684 a
Lambton Shores City	n/u	n/u	**	**	559 a	565 a	**	**	555 a	551 b
Leamington CA	533 a	483 d	616 a	603 a	721 a	726 a	888 c	899 c	683 a	679 a
Meaford MU	**	**	544 a	546 a	697 a	714 b	757 a	**	652 a	643 b
Norfolk CA	470 a	478 a	548 a	556 a	595 a	590 a	660 a	**	583 a	580 a
North Perth Town	**	488 a	563 a	591 a	671 a	677 a	716 b	752 a	639 a	650 a
Owen Sound CA	461 a	486 a	615 a	619 a	744 a	742 a	749 a	770 a	685 a	689 a
Sarnia CA	490 b	514 a	594 a	628 a	695 a	728 a	913 c	978 b	649 a	682 a
Saugeen Shores Town	**	**	585 a	554 a	687 a	675 a	730 a	698 a	652 a	640 a
Stratford CA	493 a	526 a	616 a	623 a	740 a	750 a	862 a	864 a	701 a	707 a
Tillsonburg CA	451 a	484 a	575 a	585 a	678 a	700 a	**	745 a	638 a	660 a
Woodstock CA	449 b	485 b	607 a	620 a	696 a	722 b	693 a	717 a	661 a	680 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.3_5 Number of Private Apartment Units Vacant and Universe in October 2008 by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Centre Wellington CA	0 a	9	7 a	139	9 a	244	**	**	17 a	400
Chatham-Kent CA	**	89	107 b	1,467	154 a	2,493	38 c	535	317 a	4,584
Zone 1 - Chatham City	**	77	71 c	1,131	91 b	1,817	21 d	445	197 b	3,470
Zone 2 - Wallaceburg	3 a	8	17 a	125	37 a	283	7 a	28	64 a	444
Zone 3 - Rest of Kent	**	**	19 b	211	26 a	394	**	62	55 a	670
Essex T	**	**	9 c	62	10 a	97	2 a	7	22 a	170
Ingersoll CA	n/u	n/u	**	**	20 a	143	**	**	27 a	202
Kincardine MU	**	**	2 c	75	0 b	111	**	**	2 a	205
Lambton Shores City	n/u	n/u	**	**	1 a	72	**	**	1 a	144
Leamington CA	0 a	29	30 a	557	34 a	591	**	38	66 a	1,215
Meaford MU	**	**	0 c	60	1 a	124	**	19	1 a	208
Norfolk CA	**	14	4 c	219	12 b	641	**	15	15 b	888
North Perth Town	1 a	25	8 a	99	7 a	213	4 a	45	20 a	382
Owen Sound CA	7 b	90	18 a	621	14 a	808	5 a	220	43 a	1,739
Sarnia CA	6 c	167	79 b	2,287	123 a	2,693	9 b	197	218 a	5,344
Saugeen Shores Town	**	**	0 b	104	3 a	219	**	56	5 a	392
Stratford CA	0 b	34	18 a	725	44 b	1,027	4 c	131	66 a	1,918
Tillsonburg CA	2 a	14	29 a	281	22 b	552	1 b	27	54 a	874
Woodstock CA	0 c	24	19 a	760	48 b	1,181	2 b	95	69 b	2,060

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.4_5 Private Apartment Availability Rates (%) by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Centre Wellington CA	**	0.0 a	3.0 b	5.0 a	2.8 a	4.2 a	**	**	3.0 a	4.6 a
Chatham-Kent CA	**	**	6.6 b	8.6 b	7.8 a	7.7 a	**	10.8 d	7.3 a	8.6 a
Zone 1 - Chatham City	**	**	6.2 b	7.8 b	7.4 b	6.6 b	**	9.2 c	6.9 a	7.6 b
Zone 2 - Wallaceburg	14.3 a	37.5 a	9.8 a	14.5 a	8.0 a	13.5 a	11.1 a	25.0 a	8.7 a	15.0 a
Zone 3 - Rest of Kent	**	**	**	9.3 b	9.6 b	8.5 a	3.8 d	**	8.2 b	9.4 a
Essex T	n/u	**	n/u	16.6 d	n/u	12.7 a	n/u	29.2 a	n/u	14.5 a
Ingersoll CA	n/u	n/u	5.8 a	**	7.0 a	19.5 a	**	**	6.5 a	18.8 a
Kincardine MU	n/u	**	n/u	2.7 c	n/u	2.9 b	n/u	**	n/u	3.0 c
Lambton Shores City	n/u	n/u	**	**	5.6 a	1.4 a	**	**	2.8 a	0.7 a
Leamington CA	**	0.0 a	6.3 b	5.4 a	7.3 a	6.8 a	**	**	6.8 a	5.9 a
Meaford MU	**	**	4.4 a	0.0 c	1.5 a	2.5 c	**	**	2.1 a	1.5 a
Norfolk CA	6.6 a	**	5.2 c	3.5 d	3.4 a	3.2 c	0.0 a	**	3.8 a	3.2 c
North Perth Town	12.0 a	8.0 a	4.1 b	11.1 a	4.6 b	5.6 a	11.2 a	8.9 a	5.7 a	7.6 a
Owen Sound CA	7.3 b	11.7 a	6.7 a	4.5 b	4.1 a	4.3 a	4.5 a	4.5 b	5.2 a	4.8 a
Sarnia CA	7.6 c	5.9 c	4.3 b	4.7 a	5.5 a	5.8 a	5.1 c	6.3 b	5.1 a	5.3 a
Saugeen Shores Town	**	**	3.6 b	0.0 b	1.6 b	2.6 b	0.0 a	**	1.9 a	1.9 b
Stratford CA	**	3.7 d	5.0 a	5.0 b	6.0 a	5.7 a	5.9 b	6.4 b	5.6 a	5.4 a
Tillsonburg CA	**	14.3 a	5.9 b	12.8 a	5.1 b	4.8 b	**	3.7 b	5.5 b	7.5 a
Woodstock CA	14.2 d	4.6 d	6.4 a	3.7 b	3.4 b	5.1 b	6.8 b	4.5 b	4.8 a	4.5 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.5_5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
Centre Wellington CA	n/u	1.9 a	n/u	**	n/u	2.7 a	n/u	**	n/u	2.9 a
Chatham-Kent CA	**	++	1.1 d	2.7 b	1.8 b	2.2 b	3.0 c	**	1.5 a	1.5 c
Zone 1 - Chatham City	**	**	++	3.6 b	1.8 c	2.7 b	3.4 c	2.8 c	1.3 d	2.0 c
Zone 2 - Wallaceburg	7.7 a	1.3 a	1.8 a	0.4 a	1.7 a	1.1 a	2.8 a	1.9 a	1.8 a	1.3 a
Zone 3 - Rest of Kent	**	**	1.8 c	++	**	++	1.7 c	++	1.9 c	++
Essex T	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Ingersoll CA	n/u	n/u	**	**	**	**	**	**	**	**
Kincardine MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Lambton Shores City	n/u	n/u	**	**	0.0 b	**	**	**	0.5 a	**
Leamington CA	**	**	**	++	0.8 a	1.4 a	**	**	1.3 a	++
Meaford MU	**	**	2.5 a	**	**	**	**	**	**	**
Norfolk CA	0.4 a	**	4.2 b	3.3 c	1.7 a	1.8 c	**	**	2.1 a	2.0 b
North Perth Town	**	0.5 a	**	3.0 c	++	++	**	++	**	++
Owen Sound CA	5.0 d	5.7 b	5.5 c	1.2 a	4.5 c	1.9 a	3.5 b	2.2 b	4.8 c	1.5 a
Sarnia CA	5.4 d	2.6 c	3.6 c	1.7 c	3.6 c	1.8 c	**	++	3.6 c	2.5 c
Saugeen Shores Town	**	**	**	**	**	**	**	**	**	**
Stratford CA	**	++	1.3 a	0.7 a	1.0 a	1.3 a	-1.0 a	**	1.1 a	1.2 a
Tillsonburg CA	**	**	**	++	12.4 c	3.0 a	**	**	10.9 c	2.6 a
Woodstock CA	**	**	3.3 c	1.4 a	2.7 b	2.1 b	**	**	2.8 a	2.0 b

[1]The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.1_5 Private Row (Townhouse) Vacancy Rates (%) by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Centre Wellington CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Chatham-Kent CA	**	**	31.7 a	**	6.1 c	8.5 b	0.0 d	15.0 d	10.3 c	10.1 c
Zone 1 - Chatham City	n/u	n/u	**	**	11.3 a	3.8 a	**	22.2 a	**	8.3 a
Zone 2 - Wallaceburg	**	**	**	**	3.1 a	**	**	**	2.2 a	**
Zone 3 - Rest of Kent	**	n/u	**	**	**	9.5 b	**	9.9 a	17.4 d	10.6 a
Essex T	n/u	n/u	n/u	25.0 a	n/u	18.6 a	n/u	**	n/u	14.1 a
Ingersoll CA	n/u	n/u	**	**	**	**	**	31.1 a	6.5 b	20.4 a
Kincardine MU	n/u	n/u	n/u	n/u	n/u	**	n/u	n/u	n/u	**
Lambton Shores City	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Leamington CA	n/u	n/u	**	**	47.5 a	42.5 a	**	**	44.4 a	37.8 a
Meaford MU	n/u	n/u	**	**	**	**	**	**	**	**
Norfolk CA	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
North Perth Town	n/s	n/s	n/s	**	**	**	**	**	**	**
Owen Sound CA	**	**	**	n/s	**	**	**	**	**	**
Sarnia CA	**	**	**	**	6.2 c	5.7 d	1.4 a	5.0 c	4.2 b	5.1 c
Saugeen Shores Town	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Stratford CA	n/u	n/u	**	**	0.0 a	**	0.0 a	**	0.0 a	0.0 a
Tillsonburg CA	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Woodstock CA	n/u	n/u	n/u	n/u	5.7 b	1.4 a	5.2 d	2.9 a	5.4 c	2.3 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.2_5 Private Row (Townhouse) Average Rents ($) by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Centre Wellington CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Chatham-Kent CA	**	**	492 a	495 b	561 b	577 a	711 d	687 a	564 b	593 a
Zone 1 - Chatham City	n/u	n/u	**	**	530 a	525 a	**	777 a	592 d	587 a
Zone 2 - Wallaceburg	**	**	**	**	557 a	593 a	**	**	524 a	587 a
Zone 3 - Rest of Kent	**	n/u	**	**	591 a	598 a	**	652 a	562 a	602 a
Essex T	n/u	n/u	n/u	535 a	n/u	609 a	n/u	n/s	n/u	589 a
Ingersoll CA	n/u	n/u	**	**	**	**	**	802 a	661 a	748 a
Kincardine MU	n/u	n/u	n/u	n/u	n/u	**	n/u	n/u	n/u	**
Lambton Shores City	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Leamington CA	n/u	n/u	**	**	588 a	590 a	**	**	589 a	592 a
Meaford MU	n/u	n/u	**	n/s	**	**	**	**	**	**
Norfolk CA	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
North Perth Town	n/s	n/s	n/s	n/s	n/s	**	**	**	**	**
Owen Sound CA	**	**	**	n/s	**	**	**	**	**	**
Sarnia CA	**	**	529 b	557 b	663 a	714 a	720 c	761 a	664 a	716 a
Saugeen Shores Town	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Stratford CA	n/u	n/u	**	**	782 a	**	903 a	**	831 a	819 a
Tillsonburg CA	n/u	n/u	**	n/u	**	n/u	n/u	n/u	**	n/u
Woodstock CA	n/u	n/u	n/u	n/u	614 a	640 a	720 a	658 b	678 a	649 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.3_5 Number of Private Row (Townhouse) Units Vacant and Universe in October 2008 by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Centre Wellington CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Chatham-Kent CA	**	**	**	28	17 b	198	10 d	66	30 c	292
Zone 1 - Chatham City	n/u	n/u	**	**	2 a	53	4 a	18	6 a	72
Zone 2 - Wallaceburg	**	**	**	**	**	70	**	**	**	93
Zone 3 - Rest of Kent	n/u	n/u	**	**	7 b	74	3 a	34	13 a	127
Essex T	n/u	n/u	4 a	16	8 a	43	**	**	14 a	99
Ingersoll CA	n/u	n/u	**	**	**	**	19 a	61	19 a	93
Kincardine MU	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Lambton Shores City	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Leamington CA	n/u	n/u	**	**	17 a	40	**	**	17 a	45
Meaford MU	n/u	n/u	**	**	**	**	**	**	**	**
Norfolk CA	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
North Perth Town	n/s	n/s	**	**	**	**	**	**	**	**
Owen Sound CA	**	**	n/s	n/s	**	**	**	**	**	**
Sarnia CA	**	**	**	65	28 d	488	13 c	259	42 c	813
Saugeen Shores Town	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Stratford CA	n/u	n/u	**	**	**	**	**	**	0 a	38
Tillsonburg CA	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Woodstock CA	n/u	n/u	n/u	n/u	2 a	141	5 a	175	7 a	316

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.4_5 Private Row (Townhouse) Availability Rates (%) by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Centre Wellington CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Chatham-Kent CA	**	**	33.3 a	**	6.1 c	9.0 b	**	15.0 d	11.6 c	10.5 c
Zone 1 - Chatham City	n/u	n/u	**	**	11.3 a	3.8 a	**	22.2 a	**	8.3 a
Zone 2 - Wallaceburg	**	**	**	**	3.1 a	**	**	**	3.2 a	**
Zone 3 - Rest of Kent	**	n/u	**	**	**	10.9 c	**	9.9 a	18.9 d	11.4 a
Essex T	n/u	n/u	n/u	25.0 a	n/u	23.3 a	n/u	**	n/u	16.2 a
Ingersoll CA	n/u	n/u	**	**	**	**	**	34.4 a	6.5 b	22.6 a
Kincardine MU	n/u	n/u	n/u	n/u	n/u	**	n/u	n/u	n/u	**
Lambton Shores City	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Learnington CA	n/u	n/u	**	**	47.5 a	42.5 a	**	**	44.4 a	37.8 a
Meaford MU	n/u	n/u	**	**	**	**	**	**	**	**
Norfolk CA	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
North Perth Town	n/s	n/s	n/s	**	**	**	**	**	**	**
Owen Sound CA	**	**	**	n/s	**	**	**	**	**	**
Sarnia CA	**	**	**	**	7.0 b	8.2 c	4.6 b	5.4 c	5.9 b	7.0 c
Saugeen Shores Town	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Stratford CA	n/u	n/u	**	**	4.8 a	**	0.0 a	**	2.0 a	5.3 a
Tillsonburg CA	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Woodstock CA	n/u	n/u	n/u	n/u	5.7 b	2.2 b	5.2 d	5.8 a	5.4 c	4.2 b

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.5_5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
Centre Wellington CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Chatham-Kent CA	**	**	10.3 a	**	++	++	**	++	++	**
Zone 1 - Chatham City	n/u	n/u	**	**	6.9 a	-1.0 a	**	-2.3 a	**	-0.3 a
Zone 2 - Wallaceburg	**	**	**	**	-5.7 a	**	**	**	-6.2 a	**
Zone 3 - Rest of Kent	**	n/u	**	**	2.0 b	1.4 d	**	1.9 a	**	1.2 d
Essex T	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Ingersoll CA	n/u	n/u	**	**	**	**	**	20.6 a	**	16.3 a
Kincardine MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Lambton Shores City	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Leamington CA	n/u	n/u	**	**	0.4 a	0.5 a	**	**	0.3 a	0.5 a
Meaford MU	n/u	n/u	**	**	**	**	**	**	**	**
Norfolk CA	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
North Perth Town	**	**	**	**	**	**	**	**	**	**
Owen Sound CA	**	**	**	**	**	**	**	**	**	**
Sarnia CA	**	**	**	**	**	4.3 c	**	**	++	3.8 b
Saugeen Shores Town	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Stratford CA	n/u	n/u	**	**	2.3 a	**	-0.1 a	**	1.0 a	0.1 a
Tillsonburg CA	n/u	n/u	**	n/u	**	n/u	n/u	n/u	**	n/u
Woodstock CA	n/u	n/u	n/u	n/u	**	**	3.6 c	**	3.2 c	**

[1]The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Ontario - October 2008

Condo Sub Area	Rental Condominium Apartments				Apartments in the RMS[1]			
	Oct-07		Oct-08		Oct-07		Oct-08	
Ottawa-Gatineau CMA (Ont. Part)	0.5	a	0.5	a	2.3	a	1.4	a
Toronto CMA	0.7	a	0.4	a	3.2	a	2.0	a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1]
Average Rents ($) by Bedroom Type
Ontario - October 2008

Condo Sub Area	Bachelor				1 Bedroom				2 Bedroom				3 Bedroom +			
	Rental Condo Apts.		Apts. in the RMS[1]		Rental Condo Apts.		Apts. in the RMS[1]		Rental Condo Apts.		Apts. in the RMS[1]		Rental Condo Apts.		Apts. in the RMS[1]	
Ottawa-Gatineau CMA (Ont. Part)	n/u		671	a	999	c	827	a	1,103	b	995	a	1,396	d	1,227	a
Toronto CMA	**		764	a	1,356	a	927	a	1,625	b	1,095	a	1,502	d	1,288	a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

4.1.3 Rental Condominium Apartments - Average Rents ($)
by Bedroom Type
Ontario - October 2008

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Ottawa-Gatineau CMA (Ont. Part)	n/u	n/u	991 b	999 c	1,119 a	1,103 b	1,218 c	1,396 d	1,102 a	1,093 b
Toronto CMA	**	**	1,291 a	1,356 a	1,535 a	1,625 b	1,563 c	1,502 d	1,443 a	1,483 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Ontario - October 2008

Condo Sub Area	Condominium Universe		Rental Units		Percentage of Units in Rental		Vacancy Rate	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Ottawa-Gatineau CMA (Ont. Part)	19,669	20,999	3,706 a	4,019 a	18.8 a	19.1 a	0.5 a	0.5 a
Toronto CMA	217,483	225,538	40,735 a	42,972 a	18.7 a	19.1 a	0.7 a	0.4 a

[1]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Ontario - October 2008

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Barrie CMA										
Single Detached	n/s	n/s	**	**	915 c	1,063 b	1,141 b	1,187 b	1,057 b	1,115 b
Semi detached, Row and Duplex	n/s	n/s	n/s	**	964 c	906 c	1,051 a	1,125 a	1,023 a	1,077 b
Other-Primarily Accessory Suites	n/s	n/s	728 c	734 c	782 b	835 c	1,071 c	**	844 b	814 c
Total	n/s	**	726 b	803 d	879 b	942 b	1,088 a	1,144 a	981 a	1,041 a
Ottawa-Gatineau CMA (Ont. Part)										
Single Detached	n/s	n/s	**	**	**	**	1,138 c	1,289 c	971 c	1,153 c
Semi detached, Row and Duplex	n/s	n/s	**	**	915 b	931 b	1,050 a	1,004 a	1,000 a	982 a
Other-Primarily Accessory Suites	n/s	n/s	682 c	**	**	**	**	**	777 c	**
Total	n/s	**	684 c	**	872 b	943 b	1,063 a	1,062 a	957 a	1,009 b
Toronto CMA										
Single Detached	n/s	n/s	**	**	950 d	**	1,205 c	1,435 d	1,055 c	1,258 d
Semi detached, Row and Duplex	n/s	n/s	**	**	1,095 c	1,081 b	1,197 b	1,254 b	1,112 b	1,090 c
Other-Primarily Accessory Suites	n/s	**	762 b	775 d	991 c	1,087 d	**	**	900 b	1,013 c
Total	n/s	**	774 b	**	1,023 b	1,083 b	1,200 b	1,330 b	1,021 b	1,109 b

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Ontario - October 2008				
	Estimated Number of Households in Other Secondary Rented Units[1]			
	Oct-07		**Oct-08**	
Barrie CMA				
Single Detached	2,228	a	3,240	b
Semi detached, Row and Duplex	2,073	a	2,166	b
Other-Primarily Accessory Suites	1,675	b	1,308	b
Total	5,977	a	6,714	a
Ottawa-Gatineau CMA (Ont. Part)				
Single Detached	6,153	b	7,616	b
Semi detached, Row and Duplex	24,732	a	22,559	a
Other-Primarily Accessory Suites	5,580	c	5,259	c
Total	36,465	a	35,433	a
Toronto CMA				
Single Detached	33,107	b	35,818	c
Semi detached, Row and Duplex	56,873	a	75,277	d
Other-Primarily Accessory Suites	44,598	b	41,958	b
Total	134,578	a	153,053	b

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. In 2008, rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income for 2006, 2007 and 2008.

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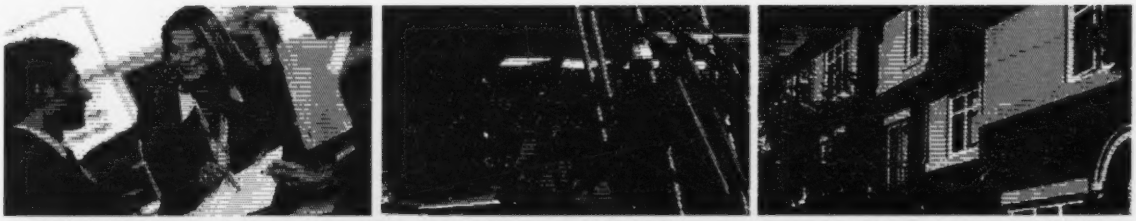

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